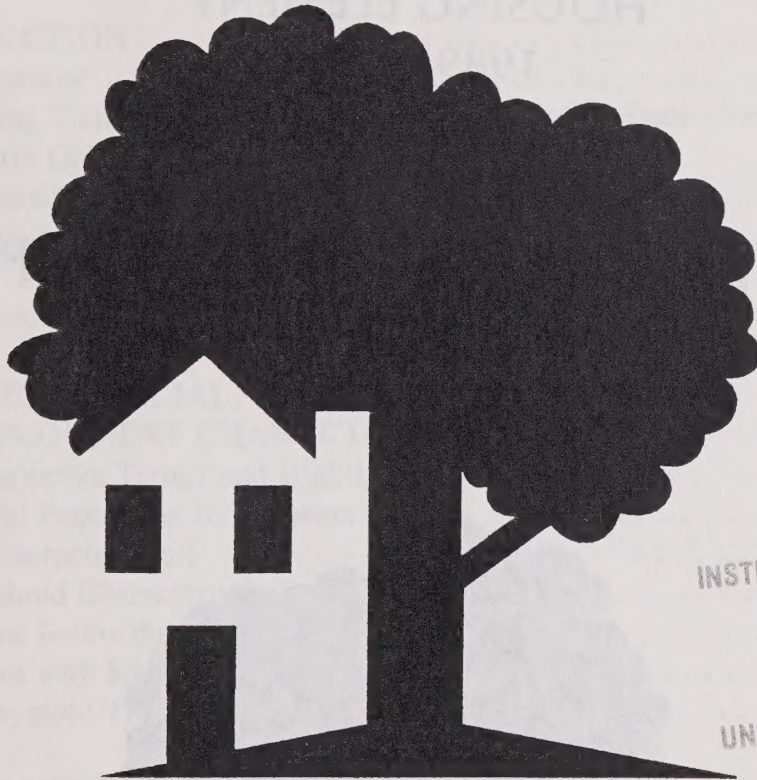


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# CITY OF BELLFLOWER HOUSING ELEMENT



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## 1989 - 1996

Adopted by Bellflower City Council  
Resolution 95-49, April 24, 1995

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City of Bellflower Planning Department

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**CITY OF BELLFLOWER  
HOUSING ELEMENT  
1989 -1996**

**BACKGROUND TECHNICAL REPORT  
(BTR)**





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## 1.0 INTRODUCTION

### 1.1 Background

In 1967, the housing element became the third mandated element of the general plan. During the ensuing 15 years, numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a housing program which outlines the mechanisms and resources the City will use to successfully complete its housing goals.

The housing element is one of seven required elements included in the Bellflower General Plan. The Housing Element complies with the letter and spirit of Article 10.6 and responds to the three following issues:

1. What are Bellflower's housing needs?
2. What are the housing goals and policies of the City?
3. What specific actions can the City take to meet its housing needs?

### 1.2 Housing Element and Housing-Related Legislation Since 1990

Since 1990, numerous amendments have been made to housing element law (Government Code Section 65580 et seq). In most cases, these legislative changes added new requirements or altered the way in which jurisdictions must report housing data in their elements. A summary of the significant changes in housing element law, since 1990, is contained in the following (this is not a complete list):

**Assembly Bill 2172 (Chapter 695, Statutes of 1993)** extended the planning period of existing housing elements by two years. Consequently, the current planning period for this element (the City of Bellflower Housing Element) is **July 1, 1989 to June 30, 1996**.

**Section 65583 (8)** requires an analysis of existing assisted housing developments that are eligible to change from low income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.

**Section 65583(b)** now requires that quantified objectives of the maximum number of housing units to be constructed, rehabilitated, and conserved over the planning period be established by income category.



**Section 65583(c)(1)** requires that where the inventory of sites required pursuant to **Section 65583(a)(3)** does not identify sites to accommodate a locality's regional housing needs for all income groups, the element must include a program to provide sufficient sites which permit owner-occupied and rental multifamily residential use by right at a density, and with development standards, which will accommodate and facilitate the development of housing affordable to low- and very-low households.

**Chapter 1140, Statutes of 1989**, requires the housing program of a housing element to include, by January 1, 1990, a description of the use of moneys in a redevelopment agency's Low and Moderate Income Housing Fund if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law.

### 1.3 Element Organization

Section 2.0 presents an overview and evaluation of the previous (1984-89) Housing Element. In accordance with Section 65588 (a) of the Government Code, this section evaluates the actual results of the previous element's goals, policies, objectives, and programs.

Sections 3.0 and 4.0 contain an assessment of the City's population and housing needs and characteristics, as well as an inventory of housing resources.

Section 5.0 is the "Units At Risk" analysis required by Government Code Section 65583 (8).

Section 6.0 presents constraints on the development of affordable housing.

Section 7.0 presents the statement of goals, objectives, and policies designed to meet the housing needs identified in Sections 3.0 and 4.0.

Section 8.0 is a seven year implementation program for the attainment of the goals identified in Section 7.0 of the Housing Element.

### 1.4 Relationship To Other General Plan Elements

The Bellflower General Plan consists of seven mandatory elements and an Air Quality Element. Pursuant to State law, the housing element must achieve internal consistency with all other elements of the General Plan.



#### 1.4.1 Land Use Element

The City of Bellflower Housing Element is consistent with the intensity, density and distribution of residential uses in the City as defined in the Land Use Element. The identification of adequate housing sites is accomplished within the policy framework of the Land Use Element.

#### 1.4.2 Circulation Element

The Housing Element promotes maintenance and enhancement of the City's housing stock through rehabilitation and new construction of residential dwellings within the framework of the Land Use and Circulation elements. Most of the City's new residential development will be in-fill construction, therefore, roadway infrastructure improvements will not be needed. The Housing Element, which covers a seven-year period, does not include proposals for land use or roadway improvements that are more extensive than can be accommodated by the Circulation Element. Consequently, the Housing and Circulation Elements are internally consistent.

#### 1.4.3 Other General Plan Elements

The City of Bellflower is currently completing a comprehensive update to its General Plan. An extensive two-year planning program has resulted in the identification of alternatives and goals that served as data and policy input to the Housing Element. Thus, this Element is consistent with the remaining General Plan Elements.

### 1.5 Citizen Participation

This Housing Element was prepared concurrently with the preparation of the City's revised General Plan. There were numerous opportunities for citizen participation, including the formation of a General Plan Ad Hoc Committee, a series of Planning Commission study sessions, joint Planning Commission-City Council study sessions, and formal public hearings. Citizen input has been solicited throughout the entire General Plan update process.

a:\intro



## 2.0 REVIEW AND EVALUATION

This section is devoted to the review of the City's housing accomplishments during the previous (1984-89) housing element planning period. In accordance with Section 65588 (a) of the Government Code, this review will evaluate the actual results of the previous Element's goals, policies, objectives, and programs in order to facilitate the formation of the City's current Housing Element (1989-1996).

The City of Bellflower Housing Element, which addresses the 1984-89 planning period, was prepared by Willdan and Associates. It was adopted by the City's Planning Commission on March 7, 1988. The Element was submitted to the State of California Department of Housing and Community Development (HCD), but never received final HCD approval.

Several quantified housing objectives were cited in the 1988 Element. These are listed in the following with a description of the actual results for the 1984-89 planning period.

### 1984-89

#### Quantified Objective

#### Actual Result

Rehabilitate 150  
Housing Units

229 units

Rental Assistance  
to 40 Households

300 to 400 households served with the Section 8 Program

Construction of 750 new  
housing units

1,283 housing units (based on Building Permit Records)

Due to its format, the accomplishments of the City's 1988 Housing Element can not be easily analyzed. Therefore, the following lists the City's Housing achievements for the 1984-89 planning period:

### **1) Streamlined Project Processing and Review**

The City continues to streamline project processing and review at both the staff and Planning Commission levels. Project applications and procedures are regularly reviewed to ensure their accuracy and efficiency. The City of Bellflower has been successful in keeping project review time at a minimum and its residential processing time is comparable, if not better, than surrounding cities.

**8) Public Facilities and Improvements**

To augment housing rehabilitation efforts in targeted areas, a portion of the City's CDBG allocation is spent on street reconstruction including installation of new paving, curbs, gutters and sidewalks, street lights, handicap ramps, and sewer connections.

**9) Financial Assistance for Emergency Housing/Shelters**

During the 1984-89 Housing Element planning period the City allocated approximately \$15,000 IN CDBG funds to assist local public service agencies who provided emergency shelter for homeless persons and persons at the risk of becoming homeless. The service agencies were CASA Shelter, Southern California Alcohol and Drug Rehabilitation Center, SU CASA Crisis Center and Little House.

**10) Provision of Adequate Sites for Residential Development**

By routinely upgrading the General Plan and Zoning Ordinance, the City has nurtured a development environment which is conducive to streamlined project processing for all feasible development projects. Staff maintains a list of available vacant and under utilized residential sites within the City to assist developers of residential projects. In addition, through CDBG and General Fund Revenues, the City guarantees that adequate public improvements are available to all sites within the City.

**11) Housing Assistance and Fair Housing Information Dispersal**

City staff serves as a housing information referral center to assist renters, homeowners, and builders. Current Section 8, Rehabilitation Loan/Grant, low income weatherization program and development standards information are available at the public counter.

During the 1984-89 planning period, the City of Bellflower utilized (and currently utilizes) the services of the Fair Housing Foundation of Long Beach to promote fair housing practices and to use their counseling services for tenant-landlord disputes and cases of alleged discrimination. The Foundation investigates and processes discrimination complaints and periodically tests for illegal housing practices.



### 3.0 POPULATION, RACIAL, HOUSEHOLD, AND EMPLOYMENT CHARACTERISTICS

California Government Code Section 65583(1) requires a City's housing element to include: an "Analysis of population and employment trends and documentation of projections and quantification of the locality's existing and projected housing needs for all income levels . . ." This information and additional related data is contained in this section of the Housing Element.

#### 3.1 Demographic Trends and Highlights

According to the Census, between 1980 and 1990, the City of Bellflower experienced significant changes in the areas of population growth, race, ancestry, income, household size, and age.

The following information highlights the City's significant demographic trends occurring between 1980 and 1990:

- . Between 1980 and 1990, Bellflower's population increased by 8,374 persons or 15.7 percent. In comparison to surrounding jurisdictions and the County of Los Angeles, which grew at rates ranging from -1.5 percent to 18.9 percent, Bellflower's 15.7 percent growth rate is significant.
- . According to SCAG (Southern California Area Governments), between 1990 and 2010, Bellflower is expected to gain 5,673 persons and grow at a rate of 4.5 percent.
- . Between 1980 and 1990, the number of family-type households in Bellflower increased by 7.8 percent or 1,127.
- . During 1990, Bellflower's rate of female headed households exceeded Los Angeles County's rate of 18.8 percent by .9 percent.
- . During the past decade, Bellflower's population became younger with a majority of its new and existing residents being under 14 years old and of child bearing/rearing age (age 25 to 44 years old.)
- . A moderate increase of 13.2 percent occurred in the City's "65+" age category, while the number of persons in the "55 to 64 years" age category decreased by 19.7 percent. When compared to Los Angeles County, Bellflower's "older" population (age 55 and over) grew at a much slower pace.

Between 1980 and 1990, there was a 5.6 percent decrease in the number of persons of the "White" race and a 23.7 percent decrease in the number of persons of "White-Non-Hispanic" origin.

Between 1980 and 1990, there was trend from smaller to larger households. Households containing six or more persons increased by 66.9 percent, followed by a 49.5 percent increase for households with five persons, and a 26.9 percent increase for households with four persons. However, in 1990 the majority (12,728 households or 55.5 percent) of Bellflower's households were occupied by one and two persons.

Persons with a "mobility limitation" in Bellflower, for ages 16 to 64 years old and 65 years and older, exceeded the County's rate for each age group by 1.5 and 5.1 percent, respectively. The City's rate for "self care limitations" for both age groups lagged behind the County by about 1.0 percent.

Bellflower's poverty rate for persons 65 years and older was 8.1 percent. This poverty rate is lower than Los Angeles County's poverty rate of 9.2 percent.

In cities throughout Los Angeles County, including Bellflower, the poverty rate for persons 65 years and older was notably lower than rates of poverty experienced by children under 18 years of age.

During 1990, 57.9 percent of females citywide, with children under six years old, were in the labor force. Countywide, this figure was 54.5 percent.

During 1990, Bellflower's unemployment rate was 5.9 percent; the unemployment rate in Los Angeles County was 7.4 percent.

Compared to Los Angeles County, the City of Bellflower's housing units are less crowded. In 1990, the mean number of persons per room in Bellflower for renter occupied housing units was .75 persons and .52 persons for owner occupied housing units. In Los Angeles County, the mean number of persons per room for renter occupied units was .86 persons and .53 persons for owner occupied units.

### 3.2 General Population Information

According to the U.S. Census, the City of Bellflower's population was 61,815 in 1990. As Table 3.1-I illustrates, between 1980 and 1990 Bellflower's



population increased by 8,374 persons or 15.7 percent. When compared to surrounding jurisdictions and the County of Los Angeles, which grew at a rate of -1.5 percent to 18.9 percent, Bellflower's 15.7 percent growth rate is significant.

In the future, Bellflower's population potential will be influenced by the availability of vacant and under utilized land. According to a Citywide land use inventory, as of March 1994, Bellflower had only 59.18 acres of vacant residentially zoned land. As has been the trend during the past decade, it is expected the City will continue to "recycle" its under utilized residential lots for higher density use. The Under Utilized Parcel Study (UUPS) prepared for the Housing Element (See Appendix A) determined that final build out of the City's existing under utilized parcels (under current zoning standards) would produce 1,232 additional housing units. Based on 2.69 persons per household, final build out (2,300 units) of the City's under utilized and vacant parcels will increase Bellflower's population by 5,980 persons.

For the Year 1990 to 2000 time frame, SCAG (Southern California Area Governments)<sup>1</sup> projects a growth rate of 4.23 percent or 2,615 persons for Bellflower. According to SCAG, between the years 2000 to 2010, Bellflower is expected to grow at a rate of 4.75 percent or 3,058 persons. Overall, between 1990 and 2010 the City is expected to gain 5,673 persons.

Although significantly lower than the City's 15.7 percent growth rate experienced in 1980-90, SCAG's projected 1990-2010 4.5 percent growth rate is a realistic forecast. During the next two decades, factors such as scarce vacant land resources will adversely affect Bellflower's ability to grow.

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<sup>1</sup> Source: "Revised and Final SCAG Projections for SELAC Cities", dated July 30, 1993.

**TABLE 3.0-I**  
**CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS**  
**POPULATION TRENDS: 1980-1990**

Jurisdiction	1980	1990	Increase/ Decrease	
			#	%
Artesia	14,301	15,464	+1,163	8.13
<b>BELLFLOWER</b>	53,441	61,815	+8,374	+15.7
Cerritos	53,020	53,240	+220	+0.4
Downey	82,602	91,444	+8,842	10.7
Lakewood	74,654	73,557	-1,097	-1.5
Long Beach	316,334	429,433	+113,099	+18.9
Los Angeles County	7,477,503	8,863,164	+138,566	+18.5
Paramount	36,407	47,669	+11,262	+31.0

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports.

As Table 3.0-II indicates, data pertaining to Bellflower's family-type households<sup>2</sup> is also significant. Between 1980 and 1990, the number of family-type households increased by 7.8 percent or 1,127.

In 1990, 51.1 percent of Bellflower's "family-type households had children under 18 years of age." When compared with Los Angeles County's rate of 50.8 percent and surrounding jurisdictions, the City's high percentage of "family-type households with children under 18 years of age" is meaningful, but not necessarily significant. For example, the cities of Paramount, Cerritos, and Artesia had rates of 64.4, 55.4, and 52.5 percent, respectively.

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<sup>2</sup> According to the U.S. Census, a "Family-Type Household" consists of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. A household contains only one family for the purposes of Census tabulation. Not all households contain families since a household may comprise of a group of unrelated persons or one person living alone.



Of the City's 15,520 family-type households, 11,330 or 73 percent were married couple households. Countywide, married couple households also totaled 73 percent. Of the City's married couple households, 49.5 percent had children under 18 years old. Countywide, 51.3 percent of married couple households had children under 18 years old.

In 1990, Bellflower's female-headed family type households totaled 3,060, or 19.7 percent of the City's family-type households. It is important to note that during 1990, Bellflower's rate of female headed households exceeded Los Angeles County's rate of 18.8 percent by .9 percent.

**TABLE 3.0-II**  
**CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS**  
**HOUSEHOLDS WITH CHILDREN (A) BY TYPE: 1990**

CITY	FAMILY HOUSEHOLDS		MARRIED COUPLES HOUSEHOLDS		FEMALE HOUSEHOLDS/ NO HUSBANDS	
	Total	% w/children under 18 years	Total	% w/children under 18 years	Total	% w/children under 18 years
Artesia	3,454	52.5	2,661	53.4	579	46.8
<b>BELLFLOWER</b>	15,520	51.1	11,330	49.5	3,060	59.5
Cerritos	13,586	55.4	11,515	58.1	1,413	42.3
Downey	23,700	45.4	18,043	44.6	4,045	47.7
Lakewood	20,181	44.4	16,541	45.6	2,684	40.6
Long Beach	94,905	50.9	67,385	48.6	20,282	61.8
Los Angeles Co.	2,036,014	50.8	1,490,715	51.3	382,955	53.3
Paramount	10,165	64.4	6,948	66.1	2,242	66.7

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

- (a) A family consists of the householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. In 1990, Bellflower had a total of 15,520 family households.



### 3.3 Age Characteristics

Table 3.0-III shows Bellflower's age characteristics. During the past decade, the number of persons in the "4 years and under" and the "5 to 9 years" age categories increased by 38.3 and 40.7 percent, respectively. Persons in the "10 to 14 years" category increased by 16 percent. Other significant trends occurred in the "25 to 34 years" and the "35 to 44 years" age categories, both of which grew by 38.9 and 62.6 percent, respectively.

As Table 3.0-III indicates, Bellflower experienced phenomenal rates of growth in seven of the ten age group categories. In most of these cases, Bellflower significantly surpassed the County's growth rate.

These trends correspond with the data presented in Table 3.0-II which identified an increase in family type households with children. In essence, during the past decade Bellflower's population became younger with a majority of its new and existing residents being under 14 years old and of child bearing/rearing age (age 25 to 44 years old.)

A moderate increase of 13.2 percent occurred in the City's "65+" age category, while the number of persons in the "55 to 64 years" age category decreased by 19.7 percent. When compared to Los Angeles County, Bellflower's "older" population (age 55 and over) grew at a much slower pace.

Between 1980 and 1990, Bellflower lost residents in the "15-19 years", "20 to 24 years" and the "55 to 65 years" age categories. In all three cases, these decreases significantly surpassed the County's numbers for the same age categories.

During the past decade, Bellflower's median age slightly increased by one year from 29.7 to 30.7 in 1990. Countywide, the median age increased by .9 years from 29.8 to 30.7 in 1990.

TABLE 3.0-III  
CITY OF BELLFLOWER: 1980-90  
AGE COMPOSITION  
LOS ANGELES COUNTY: 1990

Age Range	1980 # Persons (%)	1990 # Person (%)	% CHG 1980-90	LA COUNTY 1990 Persons (% CHG)
0 - 4	4,141 7.7	5,749 9.3	+ 1,608 +38.3	+32.7
5 - 9	3,234 6.1	4,550 7.4	+ 1,316 +40.7	+22.4
10 - 14	3,207 6.0	3,718 6.0	+ 511 +16	+ 3.8
15 - 19	4,241 7.9	3,696 6.0	- 545 -12.9	- 2.9
20 - 24	6,754 12.6	5,470 8.8	- 1,284 -19	+ 8.8
25 - 34	9,388 17.6	13,038 21.1	+ 3,650 +38.9	+31.4
35 - 44	5,357 10.1	8,709 14.1	+ 3,352 +62.6	+54.2
45 - 54	5,564 10.4	5,683 9.2	+ 119 +2.1	+11.1
55 - 64	5,710 10.7	4,585 7.4	- 1,125 -19.7	- 7.0
65+	5,845 10.9	6,617 10.7	+ 772 +13.2	+15.8
TOTAL	53,441 100	61,815 100	+ 8,374 +15.7	+18.5
MALE	25,967 48.6	30,572 49.5	+ 4,605 +17.7	+21.2
FEMALE	27,474 51.4	31,243 50.5	+ 3,769 +.1	+16
Median Age	29.7	30.7	---	---

Source: U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census Reports.



### Race and Persons of Hispanic Origin

Table 3.0-IV depicts Bellflower's racial<sup>3</sup> composition and Table 3.0-V depicts Bellflower's persons of Hispanic and non-Hispanic origin<sup>4</sup>. The data in the tables differs due to their orientation, "race" versus "ancestry." It is important to note that the "White" race category includes persons of Hispanic origin. While "Hispanic" origin category includes persons of all races.

According to Table 3.0-IV, in 1980, Bellflower's racial proportions were: 86.0 percent, White; 1.7 percent, Black; .7 percent, American Indian, Eskimo, and Aleutian; 4.0 percent, Asian, Pacific Islander; and 7.6 percent, Other Race.

Between 1980 and 1990, increases occurred in all of the City's racial categories except for the White racial category which declined by 5.6 percent. According to the Census, in 1990 Bellflower's racial proportions were 70.1, White; 6.2, Black; .9, American Indian, Eskimo, and Aleutian; 10.1, Asian, Pacific Islander, and 12.7, Other Race.

The most significant shifts in the City's racial composition occurred in the following categories: Black, +226 percent; Asian, Pacific Islander, +195.9 percent; Other Race, +92.1, and American Indian, Eskimo, and Aleutian, +43.2 percent.

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<sup>3</sup> The concept of "race" as used by the Census reflects self-identification; it does not denote any clear cut scientific definition of biological stock. The data for race represents self classification by people by according to the race they most clearly identified. It recognizes that the categories of race include both racial and national origin or socio-cultural groups.

<sup>4</sup> Persons of "Hispanic origin" are those who classify themselves in one of the specific Hispanic origin categories listed on the Census questionnaire: "Mexican", "Puerto Rican", or "Cuban" - as well as those who indicated that they were of "other Spanish/Hispanic" origin. "Origin" can be viewed as the ancestry, nationality group, lineage, or country of birth of the person's parents before they came to the United States. Persons of Hispanic origin can be of any race.

**TABLE 3.0-IV  
CITY OF BELLFLOWER  
RACIAL COMPOSITION (a): 1980-90**

CITYWIDE RACIAL COMPOSITION	1980		1990		1980-1990	
	#	%	#	%	#	% Chg
White	45,935	86.0	43,349	70.1	- 2,586	- 5.6
Black	906	1.7	3,865	6.2	+2,259	+226.6
American Indian Eskimo, Aleutian	391	.7	560	.9	+ 169	+ 43.2
Asian, Pac. Isl.	2,134	4.0	6,214	10.1	+4,180	+195.9
Other Race	4,075	7.6	7,827	12.7	+3,752	+ 92.1
<b>TOTAL</b>	<b>53,441</b>	<b>100.0</b>	<b>61,815</b>	<b>100.0</b>	<b>+8,374</b>	<b>+ 15.7</b>

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports.

(a) The concept of "race" as used by the Census reflects self-identification; it does not denote any clear cut scientific definition of biological stock. The data for race represents self classification by people according to the race they most clearly identified. It recognizes that the categories of race include both racial and national origin or socio-cultural groups.

Table 3.0-V depicts Bellflower's persons of Hispanic and non-Hispanic origin. This table differs from Table 3.0-IV because its focus is on ancestry or ethnicity rather than race. "Hispanic origin" can be viewed as a person's ancestry, nationality group, lineage, or parent's country of birth. "Race", on the other hand, is the self classification of the race (i.e., "White", "Black", etc.) a person most clearly identifies.

As Table 3.0-V indicates, racial trends occurring in Bellflower are comparable with ethnic/ancestral trends except in the White race and the White (non-Hispanic) categories. This is primarily due to the fact that Table 3.0-V includes "Hispanic Whites" in a Hispanic category. When this is done, Bellflower's White population (Table 3.0-IV) is reduced from 43,349 to 28,968 persons (see Table V.)



Consequently, between 1980 and 1990, Table 3.0-IV shows a 5.6 decrease in persons of the "White" race, while Table 3.0-V shows a 23.7 percent decrease in the number of persons of "White-Non-Hispanic" origin. This large reduction in "White-Non-Hispanic" is a result of two factors: ethnic shifts in the community and differences in the way in which the 1980 and 1990 Census measured persons of Hispanic origin.<sup>5</sup>

**Table 3.0-V**  
**CITY OF BELLFLOWER: 1980-1990**  
**PERSONS OF HISPANIC AND NON-HISPANIC ORIGIN (a)**

RACE/ETHNICITY	1980		1990		1980-1990	
	#	%	#	%	#	% Chg
White (non-Hispanic)	38,001	71.1	28,968	46.9	- 9,033	-23.7
Black (non-Hispanic)	906	1.7	3,865	6.3	+ 2,959	+320.6
Hispanic (all races)	7,934	14.9	14,381	23.3	+ 6,447	+ 81.3
Amer. Indian, Eskimo, Aleutian (non-Hispanic)	391	.7	560	.9	+ 169	+ 43.2
Asian, Pacific Islander	2,134	4.0	6,214	10.1	+4,080	+191.2
Other Race	4,075	7.6	7,827	12.7	+3,752	+ 92.1
<b>TOTAL</b>	<b>53,441</b>	<b>100.0</b>	<b>61,815</b>	<b>100.0</b>	<b>+8,374</b>	<b>+ 15.7</b>

Source: U.S. Department of Housing and Urban Development, Office of Community Planning and Development, 1994. City of Bellflower CHAS (Comprehensive Housing Affordability Strategy), 1994.

- (a) Persons of "Hispanic origin" are those who classify themselves in one of the specific Hispanic origin categories listed on the Census questionnaire: "Mexican", "Puerto Rican", or "Cuban", as well as those who indicated that they were of "other" Spanish/Hispanic origin. "Origin" can be viewed as the ancestry, nationality group, lineage, or country of birth of the person's parents before they came to the United

<sup>5</sup> According to the Census, "misreporting in the "Mex-Amer." category may affect the comparability of 1980 and 1990 for persons of Hispanic origin. For certain areas, an evaluation of the 1980 Census on Spanish/Hispanic Origin indicated there was misreporting in the Mexican category by White and Black persons in certain areas."

States. Persons of Hispanic can be of any race.

### 3.4 Household Characteristics

#### 3.4.1 Age

Table 3.0 VI depicts the age of householders for 1980 and 1990. Householders in the "25 to 34 years", "35 to 44 years", and "75 or older" age categories experienced the largest increases, 23.0, 53.2, and 21.5 percent, respectively. Moderate increases of .9 and 7.7 percent, respectively, occurred in the "45 to 54 years" and "65 to 74 years" age categories. Households, "15 to 24 years" and "55 to 64 years" decreased by 47.9 and 20.9 percent, respectively. Overall, the number of Bellflower's households increased from 21,614 in 1980 to 22,921 in 1993, a 6.0 percent increase

**TABLE 3.0-VI**  
**CITY OF BELLFLOWER**  
**AGE OF HOUSEHOLDER (a): 1980-1990**

Age of Householder (b)	# of Householders 1980	# of Householders 1990	Change 1980-1990	
			#	%
15 to 24 years	2,866	1,494	-1,372	-47.9
25 to 34 years	5,175	6,364	+1,189	+23.0
35 to 44 years	3,202	4,907	+1,705	+53.2
45 to 54 years	3,244	3,272	+ 28	+.9
55 to 64 years	3,438	2,721	- 717	-20.9
65 to 74 years	2,320	2,499	+ 179	+7.7
75 or older	1,369	1,664	+ 295	+21.5
<b>TOTAL</b>	<b>21,614</b>	<b>22,921</b>	<b>+1,307</b>	<b>+6.0</b>

Source: U.S. Department of Commerce, 1990 Census Report.

(a) According to the 1990 Census, "householder" is defined as the person or one of the persons in whose name the house is owned or rented. If there is no such person in the household, any adult householder member 15 years old or over could be designated as the householder. The total number of households = number of householders.



(b) All householders were counted from family/non-family households. During 1990, there was a total of 22,921 households in Bellflower.

### 3.4.2 Household Size

Table 3.0-VII depicts household size information for the City of Bellflower for 1980 and 1990. As Table 3.0-VII indicates, during the past decade the number of households with four or more persons significantly increased. In particular, households containing six or more persons increased by 66.9 percent, followed by a 49.5 percent increase for households with five persons, a 26.9 percent increase for households with four persons, and finally, a 8.5 percent increase for households with three persons.

Between 1980 and 1990, Bellflower's one- and two-person households decreased by 2.7 and 7.5 percent, respectively. However, it should be noted that in 1990, the majority (12,728 households or 55.5 percent) of Bellflower's households were occupied by one and two persons. It is also significant to note the trend from smaller to larger household sizes. In 1980, Bellflower's median persons per household was 2.44, while in 1990 this figure was 2.69.

**TABLE 3.0-VII  
CITY OF BELLFLOWER  
HOUSEHOLD SIZE: 1980-90**

HOUSEHOLD SIZE	DISTRIBUTION 1980 #	DISTRIBUTION 1990 #	1980-1990 CHANGE	
			#	%
1	5,964	5,803	-161	- 2.7
2	7,488	6,925	-563	- 7.5
3	3,791	4,114	+323	+ 8.5
4	2,566	3,256	+690	+26.9
5	1,092	1,633	+541	+49.5
6	713	1,190	+477	+66.9
<b>TOTAL HOUSEHOLDS</b>	21,614	22,921	+1,307	+ 6.0
<b>MEDIAN HOUSEHOLD SIZE</b>	2.44	2.69		

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Report.

Table 3.0-VIII depicts the per capita and median household income for Bellflower and surrounding jurisdictions. As Table 3.0-VIII indicates, when compared to Los Angeles County and surrounding jurisdictions, Bellflower's per capita and median household income ranks in the lower third.

**TABLE 3.0-VIII**  
**CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS**  
**MEDIAN HOUSEHOLD INCOME IN 1989 DOLLARS**

JURISDICTION	1989 INCOME (\$)	
	Per Capita	Household
Artesia	12,724	36,383
<b>BELLFLOWER</b>	14,304	32,711
Cerritos	18,963	59,063
Downey	16,696	36,991
Lakewood	17,446	44,700
Long Beach	15,639	31,940
Los Angeles County	16,149	34,965
Paramount	9,429	29,015

Source: U.S. Department of Commerce, 1990 Census Reports.



### 3.4.3 Race of Householder

Table 3.0-IX shows the race of the householder for Bellflower's 22,921 households. It should be noted that the householder's race may not necessarily reflect the race of other household members. However, many federal and state agencies use this data for determining eligibility for their programs, therefore this information has been included.

Consistent with Table 3.0-IV, Citywide Race: 1980-90, Table 3.0-IX illustrates comparable racial shifts in Bellflower. White householders declined by 8.9 percent between 1980 and 1990 and householders in all other racial categories increased. In particular, Black and Asian householders grew by 291.9 and 164.5 percent, respectively.

**TABLE 3.0-IX**  
**CITY OF BELLFLOWER**  
**RACE OF HOUSEHOLDER (a): 1980-90**

HEAD OF HOUSEHOLD/ HOUSEHOLDER RACE	1980		1990		1980-1990	
	#	%	#	%	#	% Chg
White	19,193	88.8	17,479	76.3	- 1,714	- 8.9
Black	369	1.7	1,446	6.3	+1,077	+291.9
American Indian Eskimo, Aleutian	165	.8	241	1.0	+ 76	+ 46.1
Asian, Pac. Isl.	643	3.0	1,701	7.4	+1,058	+164.5
Other Race	1,244	5.7	2,054	9.0	+ 810	+ 65.1
<b>TOTAL</b>	<b>21,614</b>	<b>100.0</b>	<b>22,921</b>	<b>100.0</b>	<b>+1,307</b>	<b>+ 6.0</b>

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports.

(a) The concept of "race" as used by the Census reflects self-identification; it does not denote any clear cut scientific definition of biological stock. The data for race represents self classification by people by according to the race they most clearly identified. It recognizes that the categories of race include both racial and national origin or socio-cultural groups.

### 3.4.4 Overcrowded Households

Overcrowded housing units, as defined by the Department of Commerce, are housing units with 1.01 or more persons per room. Since overcrowding is considered to be an affordability issue, it is reasonable to assume that many overcrowded households maybe paying more than 30 percent of their income for housing.

According to the 1990 Census, 18.5 percent of renter occupied housing units and 7.3 percent of owner occupied housing units had 1.01 or more persons per room. As Table 3.0-X indicates, in 1990, Los Angeles County surpassed Bellflower in regards to overcrowding with 27.5 percent of its renter occupied units and 9.7 percent of its owner occupied units having 1.01 or more persons per room.

Compared to Los Angeles County, the City of Bellflower's housing units are less crowded. In 1990, the mean number of persons per room in Bellflower for renter occupied housing units was .75 persons and .52 persons for owner occupied housing units. In Los Angeles County, the mean number of persons per room for renter occupied units was .86 persons and .53 persons for owner occupied units.

**TABLE 3.0-X**  
**CITY OF BELLFLOWER AND LOS ANGELES COUNTY**  
**OVERCROWDED HOUSEHOLDS (a)**

JURISDICTION	MEAN Persons Per Room		1990 Households with 1.01 Or More Persons Per Household			
	Renter	Owner	Renter		Owner	
			#	%	#	%
<b>CITY OF BELLFLOWER</b>	.75	.52	2,565	18.5	659	7.3
Los Angeles County	.86	.53	425,636	27.5	149,650	9.7

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

(a) Overcrowding, as defined by the Department of Commerce, is housing units with 1.0 or more persons per room.



### 3.5 Persons Below the 1989 Poverty Level

Table 3.0-XI displays data for persons for whom poverty status was determined during 1989. In Bellflower, 60,957 persons were used in this calculation. As Table 3.0-XI indicates, 5,862 or 9.6 percent of these Bellflower residents lived below the 1989 Poverty level. This poverty rate is notably lower than rates of over 15 percent experienced in Los Angeles County, Long Beach, and Paramount. However, Bellflower's poverty rate was higher than the rates experienced in Cerritos, Lakewood, Downey, and Artesia which ranged from 4.0 to 9.3 percent.

Table 3.0-XI presents data pertaining to age and poverty for persons "under 18 years" and persons "65 years and older." Although not indicated on Table 3.0-XI, persons between the ages of 19 and 64 years of age constituted 79.1 percent of the persons for whom poverty status was determined.

During 1989, Bellflower's poverty rate for persons under 18 years of age was 12.8 percent. This poverty rate is notably lower than rates experienced in Los Angeles County, Long Beach, and Paramount which ranged from 21.4 to 26.9 percent, but higher than rates experienced in Artesia, Cerritos, Downey, and Lakewood.

Bellflower's poverty rate for persons 65 years and older was 8.1 percent. This poverty rate is lower than Los Angeles County's poverty rate of 9.2 percent. In cities throughout Los Angeles County (including Bellflower), the poverty rate for persons 65 years and older was notably lower than rates of poverty experienced by children under 18 years of age.

**TABLE 3.0-XI**  
**CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS**  
**PERSONS BELOW THE 1989 POVERTY LEVEL (a)**

PERSONS BELOW THE 1989 POVERTY LEVEL						
JURISDICTION	ALL AGES		UNDER 18 YEARS		65 YEARS & OLDER	
	TOTAL		TOTAL		TOTAL	
	#	%	#	%	#	%
Artesia	1,403	9.3	543	12.5	178	11.9
BELLFLOWER	5,862	9.6	2,016	12.8	497	8.1
Cerritos	2,096	4.0	607	4.2	138	4.6
Downey	7,189	8.1	2,306	10.9	522	4.8
Lakewood	3,559	4.9	966	5.5	464	5.2
Long Beach	69,694	16.8	28,484	26.9	3,974	9.1
Los Angeles Co.	1,308,255	15.1	482,512	21.4	74,701	9.2
Paramount	8,279	17.6	38,838	23.8	241	8.8

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

- (a) Table 3.0-XI displays data for persons for whom poverty status was determined. In Bellflower 60,957 persons were used on this calculation.



### 3.6 Persons with Special Housing Needs

Current housing element law requires an analysis of special housing needs. These needs refer to households having atypical characteristics -- the disabled, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter.

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments."

#### 3.6.1 Disabled and Elderly Households

Social service agencies servicing the disabled and elderly were consulted for an assessment of these two groups' special needs. The majority of these agencies reported "transportation" as a primary issue.

The City of Bellflower sponsors a Dial-A-Ride Program for elderly and disabled persons. The Program operates a van which provides transportation to medical appointments, employment interviews and other vital services to the disabled.

As Table 3.0-III indicated, between 1980 and 1990, the number of persons in Bellflower between age 55 to 64 decreased by 7.0 percent and the number of persons 65 years and older increased by 15.8 percent. In 1990, persons 55 years and older constituted 18.1 percent of Bellflower's population. During the next two decades many of these older individuals will become frail and may require help in making their homes adequate to meet their particular needs.

Tables 3.0-XII and 3.0-XIII displays data relating to work disabilities and mobility/self care limitations. The Census defines a "work disability" as a health condition that had lasted for six or more months and which limited the kind or amount of work a person could do at a job or business. A person with a work disability was further classified as "prevented from working" or "not prevented from working."

The Census defines a "self care limitation" as a health condition (physical or mental) which had lasted six or more months and made it difficult to take care of one's own personal needs, such as dressing, bathing, or getting around inside the home. Persons with a "mobility limitation" have mobility impairments which affect their ability to care of certain needs. In completing the Census form, most persons with a "mobility limitation" probably indicated having a "self care limitation" also.

As Table XII indicates, in 1990 35 percent of "civilian-non-institutionalized persons" 65 years and older had a mobility limitation and 11.8 percent had a self care limitation. For Los Angeles County, the rate was 29.9 and 13.4 percent, respectively.

Table 3.0-XIII displays information pertaining to persons age 16 to 64 years old with disabilities in 1990. Persons in Bellflower with a work disability totaled 8.2 percent and 4.1 percent of those persons had disabilities which prevented them from working. Countywide, the disability rate for persons 16 to 64 years old was 6.7 percent and 3.5 percent of those individuals had a disability which prevented them from working.

As Table 3.0-XIII indicates, 8.0 percent of Bellflower's age 16 to 64 work force had a mobility limitation and 3.9 percent had a self care limitation. Countywide, the rates for mobility and self care limitations were 6.5 and 5.0 percent, respectively.

Persons with a mobility limitation in Bellflower, for ages 16 to 64 years old and 65 years and older, exceeded the County's rate for each age group by 1.5 and 5.1 percent, respectively. The City's rate for self care limitations for both age groups lagged behind the County by about 1.0 percent.



Table 3.0-XII  
CITY OF BELLFLOWER AND LOS ANGELES COUNTY  
DISABILITY STATUS  
PERSONS 65 YEARS AND OLDER: 1990

Civilian Non-Institutionalized Persons 65 Years +			
Jurisdiction	Total	% With A Mobility or Self Care Limitation (3)	
		Mobility Limitation	Self Care Limitation
Bellflower	6,140	35.0	11.8
Los Angeles	812,165	29.9	13.4

Source: U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census Reports.

(a) The Census defines a "self care limitation" as a health condition (physical or mental) which had lasted six or more months and made it difficult to take care of one's own personal needs, such as dressing, bathing, or getting around inside the home. Persons with a "mobility limitation" have mobility impairments which affect their ability to care of certain needs. In completing the Census form, most persons with a "mobility limitation" probably indicated having a "self care limitation" also.

TABLE 3.0-XIII  
CITY OF BELLFLOWER AND LOS ANGELES COUNTY  
DISABILITY STATUS  
PERSONS 16-64 YEARS OLD: 1990

Civilian Non-Institutionalized Persons 16-64 Years					
Jurisdiction	Total	% With A Work Disability (a)		% With A Mobility or Self Care Limitation	
		Total	Prevented From Working	Mobility Limitation	Self Care Limitation
Bellflower	40,386	8.2	4.1	8.0	3.9
Los Angeles	5,857,597	6.7	3.5	6.5	5.0

Source: U.S. Department of Commerce, Bureau of Census, 1980 and 1990 Census Reports.

(a) Persons with a work disability are classified as "prevented from working" or "not prevented from working."

(b) The Census defines a "self care limitation" as a health condition (physical or mental) which had lasted six or more months and made it difficult to take care of one's own personal needs, such as dressing, bathing, or getting around inside the home. Persons with a "mobility limitation" have mobility impairments which affect their ability to care of certain needs. In completing the Census form, most persons with a "mobility limitation" probably indicated having a "self care limitation" also.

The City is aware that elderly and disabled renters are, in many cases, struggling to keep up with the cost of housing on fixed incomes. Rental assistance is a primary need for these special needs groups. The City funds four programs to assist elderly and disabled persons in maintaining their independent living situation. Continued and increased funding for these programs is vital.



### 3.6.2 Farm Workers

Farm workers are one of the special needs groups referenced in State law. According to the 1990 Census, 429 or 1.4 percent of Bellflower's residents were employed in "agriculture, forestry, fishing and mining" occupations. This employment category is an indicator of farm workers and farm worker households.

In 1980, agricultural-related workers comprised 321, .5 percent of all employed residents. Between 1980 and 1990, the number of farm workers has increased slightly. This increase is probably due to the growing number of "urban farms" or plant nurseries that have located within the numerous public utility easement areas during the past decade. As indicated in Section 4.0, ALL of Bellflower's rental housing was affordable to lower income households. Therefore, it is reasonable to assume that farm worker households are able to find affordable housing in Bellflower.

### 3.6.3 Female Heads of Household

Female heads of households tend to have lower household incomes which contribute to their inability to acquire and maintain decent housing and a standard of living. Nationwide during 1990, female heads of households earned about 56 percent of the average income of two person households.

In 1990, Bellflower's female-headed family type households totaled 3,060, or 19.7 percent of the City's family-type households. It is important to note that during 1990, Bellflower's rate of female headed households exceeded Los Angeles County's rate of 18.8 percent by .9 percent.

Housing needs of female headed households are different from typical households. These special needs areas fall into one or more combinations of the following categories:

1. Access to housing which accommodates children.
2. Access to housing that meets female headed household's ability to pay.
3. Access to housing which is designed for security and convenience.

4. Access to housing which has amenities such as parks and open space to serve the needs of female householders with children.

The City is committed to ensuring that affordable housing is available to female headed households. Those households which qualify as "lower income" are eligible for Section 8 rental assistance and the City's various housing rehabilitation loan and grant programs.

#### 3.6.4 Large Families

Large families have special housing needs because they require larger units than what the market normally provides. In addition, larger housing units are more expensive. Consequently, large families are often forced to occupy inadequate housing because housing stock that meets their needs is beyond their income capacity. It is estimated that a significant portion of these large family households are of a low income status.

According to Table 3.0-VII, during the past decade the number of households with four or more persons significantly increased. In particular, households containing six or more persons increased by 66.9 percent, followed by a 49.5 percent increase for households with five persons, a 26.9 percent increase for households with four persons, and finally, a 8.5 percent increase for households with three persons.

Between 1980 and 1990, Bellflower's one- and two-person households decreased by 7.5 and 2.7 percent, respectively. However, it should be noted that in 1990, the majority (12,728 households or 55.5 percent) of Bellflower's households were occupied by one and two persons. It is also significant to note the trend from smaller to larger household sizes. In 1980, Bellflower's median persons per household was 2.44, while in 1990 this figure was 2.69.

#### 3.6.5 Homeless Persons and Those At Risk Of Becoming Homeless

The 1990 Census reported virtually no homeless persons through the S-Night Enumeration. The City does not accept this number. Although efforts have been made to determine the extent of homelessness, no count has been performed using an acceptable methodology. City staff, however, interviewed social service agencies and shelters in the area. This effort gave some validity to the City's contention of the Census numbers, but offered no hard data. Because of the fluid geographic boundaries between Bellflower and neighboring cities, any attempt to



gather data will need to be regional. The following discussion, thus, is based on estimates provided by agencies serving the homeless. The agencies themselves are operating individually, and each agency has their own criteria, classification and reporting mechanism. There is no way, at the moment, to ensure that there is no duplication or miscount. Furthermore, service agencies see only a portion of the homeless. Those that are service-resistant or who "float" in and out of homeless situations, may be completely undermeasured. With those caveats, we have attempted to discuss the issue, at least in general terms.

According to interviews conducted during January 1994, local agencies report sheltering approximately 25 homeless persons from Bellflower.

### **Needs of the Sheltered and Unsheltered Homeless**

#### **A. The Sheltered Homeless**

When questioned about the needs of the clients they serve, all of the local shelters were unanimous in their assessment; the sheltered homeless need:

1. Transitional or permanent housing and rental assistance.
2. A case management system to procure, coordinate and follow up on support services.
3. Transportation

Shelter staff feel that there are a variety of programs to meet the needs of the different subpopulations, with the exception, perhaps, of the mentally ill. Several drug and alcohol detoxification and recovery programs are active in the area. Other agencies serve runaway and at-risk youth, battered women and children. The County provides some modicum of health services. The major problem with these supportive services is that there never seems to be enough capacity to serve the amount of persons in need. The homeless who are already in transitional housing situations stand a better chance of not falling through the service cracks. The second problem is that service delivery is fragmented and of short duration. Proper case management requires extensive staff time and much more coordination of services.

In the case of homeless families with children, these two needs become paramount. In order to restore some stability to homeless families, the needs of each individual member must be considered. To do this often requires staggering amounts of coordination.

We were surprised at how often the lack of transportation was mentioned as an obstacle to the sheltered homeless in the procurement of other services, schooling for children or even employment.

## B. The Unsheltered Homeless

City staff and volunteers have discovered at least eight different "lairs" on the overpasses of the Route 91 freeway. CDBG Advisory Task Force members reported information that the main park in the City is utilized as overnight sleeping space by "several" homeless persons", particularly some with children. It is impossible to know if the persons at these locations are also occasionally sheltered in nearby facilities. While the problem does not appear to be endemic in Bellflower, there is no doubt that the unsheltered homeless need to be located and brought into the service loop.

Homeless advocates and agency staff have warned us that many of the unsheltered are also what is referred to as "service-resistant." In most cases, there is an issue of mental illness as well as substance abuse and health related complications.

## C. Needs of Persons Threatened by Homelessness

Before discussing the needs of persons threatened with homelessness we first had to determine who these persons were and what was the most prevalent risk factor in Bellflower.

Transitional shelters, such as the Salvation Army in Whittier and the Rio Hondo Shelter in Norwalk, have made it a point to evaluate the reasons for homelessness of their clients. In our area the most at-risk population seem to be:

- a. Extremely low-income single persons, particularly those with histories of mental illness and/or substance abuse.
- b. Women and children fleeing domestic abuse
- c. Families whose adult member(s) have substance abuse histories.
- d. Single elderly persons who become too disoriented to sustain unassisted living situations.

In these cases any change in circumstance, loss of income, or employment can precipitate homelessness.

Bellflower has at least two "hotels" which are full of persons in the first category. These persons need to have supportive services which will assist them in keeping their source of income stable. The substandard dwellings need to be rehabilitated and rents kept at least as low as they are now. Women and children living in situations of domestic abuse need intervention while still in the home.

Schools are often the first outside institutions to detect families in borderline situations. More coordination with social service agencies before the family faces a crisis may prevent homelessness and may correct the high-risk situation.

Elderly persons can be assisted in prolonging their independent living arrangements through a variety of in-home services, such as Meals-On-Wheels Programs and housekeeping/nursing help. But the community needs to have affordable board and care facilities, convalescent homes and assisted living quarters to provide a transition when independence can no longer be sustained.

#### **D. Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness**

Bellflower proper has two transitional housing facilities. Additionally, Bellflower is served by a number of facilities in neighboring cities, most of which receive funding from the City's CDBG Public Services Program. The following list summarizes these services:

#### **EMERGENCY HOUSING AND OTHER SERVICES FOR THE HOMELESS AND THOSE AT RISK OF HOMELESSNESS**

Facility Name	Location	Type of Services	Capacity
Rio Hondo Shelter	Norwalk	transitional/families	115
Hospitality House	Santa Ana	shelter/families	
Hospitality House	Whittier	shelter/men	
Lydia House	Long Beach	shelter/women and children	35
Good Samaritan	Long Beach	shelter/men men	120
Crisis Shelter	Whittier	shelter/abused women	
Su Casa	Bellflower	transitional/abused women	22
CASA Youth Shelter	Los Alamitos	transitional/youth runaways	12
Little House	Bellflower	transitional/alcoh. women	26
Lifeguard Food Minis.	Bellflower	food distrib. referrals	



St. Bernard's Church	Bellflower	soup kitchen, food distrib.	
Mid-Cities Help Center	Bellflower	food distrib. clothes, referrals	
Salvation Army	Whittier	transitional	100

Most of these facilities provide supportive social services. All transitional housing agencies have linkages to job training, twelve-step programs, and health services. The County also provides additional services. This year, for the first time, Bellflower will also provide funds to the Cold/Wet Weather Emergency Shelter program for the homeless, which provides overnight shelter and meals in armories, schools and other designated locations when certain weather conditions are expected. So while Bellflower has only limited resources, the City does avail itself of the programs and services offered by the County.

Most of the organizations listed above also serve persons who are not homeless and who have special needs. The City strives to assist those agencies that focus on supportive housing for the non-homeless with special needs. By funding organizations such as the Human Services Association in Downey, the Long Beach Family Services Homemaker Program and the Center for Independent Living in Downey the elderly, the frail elderly and the disabled are offered a comprehensive scope of services which allows them to maintain their homes.

The Los Angeles Housing Authority operates a Homeless Prevention Program that offers funds for first and last month rentals and security deposits. And AFDC recipients at risk of homelessness may also find help in Los Angeles County Social Services' Homeless Prevention Program.

### 3.7 Employment Trends

Overall, Bellflower can be characterized as a "bedroom community" to the larger employment centers in Los Angeles county. One measure of community employment balance is determined by the job/housing balance test or the job/housing ratio. SCAG standards for a balanced community (a match between employment and housing opportunities), in the SCAG region, is a ratio of 1.27 in 1984 and 1.20 in 2010.

As of 1988, according to SCAG's Growth Management Plan, the City's job/housing ratio was 1.69, or 1.69 jobs for every housing unit. The job/housing ratio for Los Angeles County is 1.39. This information indicates Bellflower is a relatively "job rich" community. However, as the anticipated build out of the multiple family zoned areas of the City occurs, the City will approach a more balanced job/housing environment.

In 1990, Bellflower had a civilian labor force of 32,260 persons. As Table 3.0-XIV indicates, this employment level represents a participation rate of 68.6 percent, which is higher than the County rate of 67.2 percent.

During 1990, Bellflower's unemployment rate was 5.9 percent; the unemployment rate in Los Angeles County was 7.4 percent. Of Bellflower's labor force, 58.7 percent were female, while Countywide this figure was 57.4 percent. During 1990, 57.9 percent of females citywide with children under six years old were in the labor force. Countywide, this figure was 54.5 percent.

**TABLE 3.0-XIV  
CITY OF BELLFLOWER AND LOS ANGELES COUNTY  
CIVILIAN LABOR FORCE: 1990**

Jurisdiction	% in Labor Force		% Unemployed	% of Females in Labor Force w/Children Under Age 6
	Total	Female		
BELLFLOWER	68.6	58.7	5.9	57.9
County of Los Angeles	67.2	57.4	7.4	54.5

Source: U.S. Department of Commerce, 1990 Census Report.

According to Table 3.0-XV, during 1990, the majority, 23.6 percent of the City's residents were employed in the manufacturing industry. Employment in the fields of professional services and retail trade accounted for 18.4 percent and 17.7 percent of the labor force, respectively. The retail and manufacturing fields may slightly expand Citywide as Bellflower's few remaining undeveloped and under utilized retail and light-industrial parcels are developed.

**TABLE 3.0-XV  
CITY OF BELLFLOWER  
INDUSTRY OF EMPLOYMENT (a): 1980**

INDUSTRY	NUMBER	%
Agriculture, Forestry, Fishing, Mining	429	1.4
Construction	2,123	7.0
Manufacturing	7,173	23.6
Transportation	1,735	5.7
Communication & Public Utilities	686	2.3
Wholesale Trade	2,015	6.6
Retail Trade	5,387	17.7
Finance, Insurance, & Real Estate	1,764	5.8
Business & Repair Services	2,178	7.3
Personal, Entertainment & Recreation	438	1.4
Professional & Related Services	5,486	18.4
Public Administration	948	3.1
<b>TOTAL</b>	<b>30,357</b>	<b>100.0</b>

Source: U.S. Department of Commerce, 1990 Census Report.

(a) Industry of employment was calculated for employed persons 16 years and over.

a:\popemp.3(2-10-95)



## 4.0 HOUSING NEEDS AND RESOURCES

California Government Code Section 65583(2) requires a City's Housing Element to include: "analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition." This information and additional housing related data is contained in this section of the Bellflower Housing Element.

### 4.1 Housing Trends

The following highlights summarize the significant housing trends identified in this section:

According to the Census, the average Bellflower household increased from 2.44 persons in 1980 to 2.69 persons in 1990.

- . Between 1980 and 1990, the City's housing stock increased by 1,637 net dwelling units, or 7.4 percent.
- . According to the Census, between 1980 and 1990, Bellflower lost 320 single family housing units; a 2.7 percent decrease.
- . Mobile homes had the highest rate (77.0 percent) of owner occupants in 1990.
- . In 1990, 60.4 percent of Bellflower's occupied housing units were renter-occupied. When compared to Los Angeles County and surrounding jurisdictions, Bellflower had the highest rate of renter occupied housing units.
- . Between 1980 and 1990, the tenure of Bellflower's single family detached<sup>1</sup> homes remained relatively stable with only a 6.7 percent decrease in the number of owner occupied units. However, it is significant to note that Bellflower's single family housing stock decreased by 320 units between 1980 and 1990.
- . Home ownership of single family attached<sup>2</sup> housing units increased from 180 home owners in 1980 to 537 home owners in 1990. The addition of 631 new attached single family housing units, combined with a trend toward home ownership, resulted in a 198.3 percent increase in the number of owner

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<sup>1</sup> "Detached" units include single family detached homes, as well as semi-detached homes with a separate street address.

<sup>2</sup> "Attached" units include condominium town houses that are not physically attached to each other, as well as apartment style condominium units.

occupied single family attached housing units between 1980 and 1990.

Citywide, after mobile homes and single family detached homes, single family attached housing units had the highest level of home ownership.

- . Over 60 percent of the City's residents were "new residents" having moved into their homes between 1985 and March 1990.
- . As of 1990, over 50 percent of Bellflower's existing housing stock was over thirty years old (built before 1960). It is an accepted standard in the building industry that most structures require rehabilitation in varying degrees after they reach 30 years of age.
- . Of the City's 24,117 housing units, 93.6 percent or 22,585 housing units were rated as "Good".
- . Citywide, 3.8 percent or 918 housing units were rated as "Adequate"; 2.3 percent or 548 housing units were rated as "Substandard Condition, Suitable for Rehabilitation"; and, .3 percent or 66 housing units were rated as "Substandard, Not Suitable for Rehabilitation."
- . Three hundred and one (301) illegal garage conversions were identified throughout the City. Census Tracts 5540 and 5542 had the largest number of illegal garage conversions, 66 and 74 garage conversions, respectively.
- . Over 10 percent of the housing units in Census Tracts 5532 and 5542 had some type of building violation. Building violations in the City's other seven Census Tracts ranged from 4.9 to 9.6 percent of all housing units.
- . From 1980 to 1990, according to final building permits, the City added 1,703 net housing units to its housing inventory (the 1990 Census counted 1,637 new units); an average of 170 new dwelling units per year.
- . Since 1990, the City's housing production rate has dramatically decreased to 60 units per year, or 183 units produced as of December 1993.
- . For this planning period, between July 1, 1989 to December 1993, 457 units were produced in Bellflower. This represents a 20 percent achievement toward reaching the RHNA goal of 2,239.
- . Combining the residential development potential of vacant and under utilized residentially zoned lands, an estimated 2,300 additional units could be developed in the City. This would indicate that the City's General Plan and zoning are more than adequate to accommodate the City's share of regional housing needs.

## 4.2 Housing Inventory

In January 1990, the Census counted 22,905 occupied housing units in Bellflower. Citywide, a total of 24,117 housing units were counted. According to the Census, the average Bellflower household increased from 2.44 persons in 1980 to 2.69 persons in 1990.

As depicted in Table 4.0-I, in 1980, Bellflower's total housing inventory consisted of 22,263 dwelling units. Between 1980 and 1990, the City's housing stock increased by 1,637 net dwelling units, or 7.4 percent.<sup>3</sup> Accordingly, from 1980 to 1990, the City's net average production rate was 170 housing units per year. Since 1991, the City's production rate has drastically decreased to 60 housing units per year.

Of the City's new housing units built between 1980 and 1990, 631 were single family attached units (61.3 percent increase); 614 units were contained in housing projects of five or more units (8.6 percent increase); 271 units were contained in housing projects of three to four units (34.5 percent increase); 233 were duplex units (77.2 percent increase); and, 208 were mobile homes<sup>4</sup> (15.1 percent increase).

According to the Census, between 1980 and 1990, Bellflower lost 320 single family housing units; a 2.7 percent decrease.

As Table 4.0-I indicates, as of January 1990, the Bellflower's housing stock consisted of the following: single family residential (attached and detached): 53.7 percent; multiple family residential: 38.8 percent; mobile homes: 6.6 percent; and, "Other": .9 percent.

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<sup>3</sup> The 1990 Census counted 217 "Other" (campers, vans, boats, etc.) housing units for Bellflower. "Other" housing units were not counted in the 1980 Census.

<sup>4</sup> According to the 1990 Census, 208 mobile homes have been added to the City's housing inventory since 1980. However, City building permit records indicate only one new permitted mobile home was added to the City's housing inventory for this time period. In addition, vacancy rates in the City's mobile home parks have remained very stable and no new spaces have been added since 1980. City staff can not explain the discrepancy between the Census and City building permit records. There is a theory that the Census may have "undercounted" mobile homes in 1980, thereby creating a situation in 1990 that 208 new mobile homes were moved into to the City when this was not the case.



As of March 1994, 1,671 acres (42.81 percent) of the City's land was zoned for residential use. Of this residentially zoned land 59.18 acres (3.5 percent) was vacant.

TABLE 4.0-I  
CITY OF BELLFLOWER  
INVENTORY OF ALL DWELLING UNITS (a): 1980-1990

Dwelling Unit Type	1980 Total Units		1990 Total Units		1980-1990 # and % Chg Total Units (a)	
	#	%	#	%		
1, detached	11,739	52.7	11,419	47.3	- 320	- 2.7
1, attached	911	4.1	1,542	6.4	+ 631	+61.3
2	302	1.4	535	2.2	+ 233	+77.2
3 or 4	785	3.5	1,056	4.4	+ 271	+34.5
5 or more	7,146	32.1	7,760	32.2	+ 614	+ 8.6
Mobile Homes/ Trailers	1,380	6.2	1,588	6.6	+ 208	+15.1
<b>SUBTOTAL</b>	<b>22,263</b>	<b>100.0</b>	<b>23,900</b>	<b>99.1</b>	<b>+1,637</b>	<b>+ 7.4</b>
Other (b)	---		217	.9	---	
<b>TOTAL (c)</b>	<b>22,263</b>	<b>100.00</b>	<b>24,117</b>	<b>100.00</b>	<b>+1,854</b>	<b>+ 8.3</b>

(a) All "Units" includes occupied and vacant units.

(b) "Other" units were not counted in 1980. "Other" units is defined as: "any living quarters occupied as a housing unit that does not fit the above-listed categories. Examples are: house boats, railroad cars, campers, and vans."

Source: Department of Commerce, Bureau of Census, 1980 and 1990 Census.

#### 4.1.1 Mobile Homes

Table 4.0-II lists Bellflower's mobile home parks by name and location. Each of the City's mobile home parks, listed in Table 4.0-II, is also shown with a corresponding "map location number" on Figure 4.0-1. The information contained in Table 4.0-II was collected by the Bellflower Planning Department during January 1990. During 1994, names, addresses, and acreage amounts were obtained for most of the parks from DataQuick Information Systems, Inc. However, not all of the information contained in Table 4.0-II has been confirmed in the field.

The condition of Bellflower's mobile home parks vary. A preliminary visual inspection of the City's mobile home parks indicate they range from "Excellent" (newer mobile home units, no noted safety violations, available amenities such as swimming pools, paved streets, etc. to "Poor" (older "Pre-1960" mobile homes, travel trailer, campers, noted safety violations (i.e., substandard electrical and plumbing service, inadequate separation between units, etc.) unpaved streets, no amenities, etc.)

As Table 4.0-II indicates, Bellflower's 41 mobile home parks contain 1,486 mobile home units<sup>5</sup> As of March 1994, it was estimated that mobile home parks occupied 68.44 acres in the City.

According to the 1990 Census, 208 mobile homes have been added to the City's housing inventory since 1980. However, City building permit records indicate only one new permitted mobile home was added to the City's housing inventory for this time period. In addition, vacancy rates in the City's mobile home parks have remained very stable and no new spaces have been added since 1980. City staff can not explain the discrepancy between the Census and City building permit records. There is a theory that the Census may have "undercounted" mobile homes in 1980, thereby creating a situation in 1990 that 208 new mobile homes were moved into to the City when this was not the case.

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<sup>5</sup> The City of Bellflower's count of mobile homes slightly differs from the 1990 census by 102 mobile homes. The 1990 Census counted 1,588 mobile homes, as compared to the City's count of 1486. The Census' count includes all mobile homes (units on residential lots and occupied recreational vehicles) while the City's count includes only permitted mobile homes in mobile home parks.



As discussed in the forthcoming Section 4.2 of this Element, among Bellflower's six housing unit types, mobile homes had the highest rate (77.0 percent) of owner occupants in 1990 (see Table 4.0-IV.) Typically, mobile homes are an affordable housing source for first time home buyers and low income persons. In particular, many low income seniors live in mobile homes.

TABLE 4.0-II  
CITY OF BELLFLOWER  
MOBILE HOME PARKS: 1994

Page 1 of 2

Map Location No.	Name and Address of Mobile Home Park	Total No.
1	Albee Moore Estate 9530 Alondra Boulevard	70
2	Bar G Mobile Park 14815 Cerritos Avenue	50
3	Bedfair Trailer Park 9023 Rose Street	50
4	Bellflower Trailer Haven 9847 Flora Vista Street	37
5	Bellflower Trailer Haven 16224 Bellflower Boulevard	13
6	Beil Oaks Trailer Park 9253 Artesia Boulevard	30
7	Beilwood Trailer Park 15717 Woodruff Avenue	47
8	Bluebird Trailer Park 3327 E. Artesia Boulevard	47
9	Casa De Jardia Mobile Home Park 10525 Compton Boulevard	53
10	Cedar Brook Trailer Park 3647 Cedar Street	21
11	Elms Trailer Park 9019 Alondra Boulevard	3
12	Fair Haven Park 9235 E. Artesia Boulevard	52
13	Flamingo Trailer Park 17444 Lakewood Boulevard	45
14	Flora Vista Trailer Park 9921 Flora Vista Street	22
15	Fox's Modern Trailer Ct. 14904 Lakewood Boulevard	17
16	Hacienda Trailer Lodge 9141 Alondra Boulevard	38
17	Hi Ho Trailer Park 15324 Lakewood Boulevard	30
18	Homeward Trailer Ct. 9136 Artesia Boulevard	27
19	Lake Park Mobile Gardens 3811 Park Street	30
20	Mayfair Trailer Park 9740 Cedar Street	24
21	Midtown Trailer Park 9614 Artesia Boulevard	26
22	Miedema's Trailer Park 9453 Artesia Boulevard	5

TABLE 4.0-II  
CITY OF BELLFLOWER  
MOBILE HOME PARKS: 1994

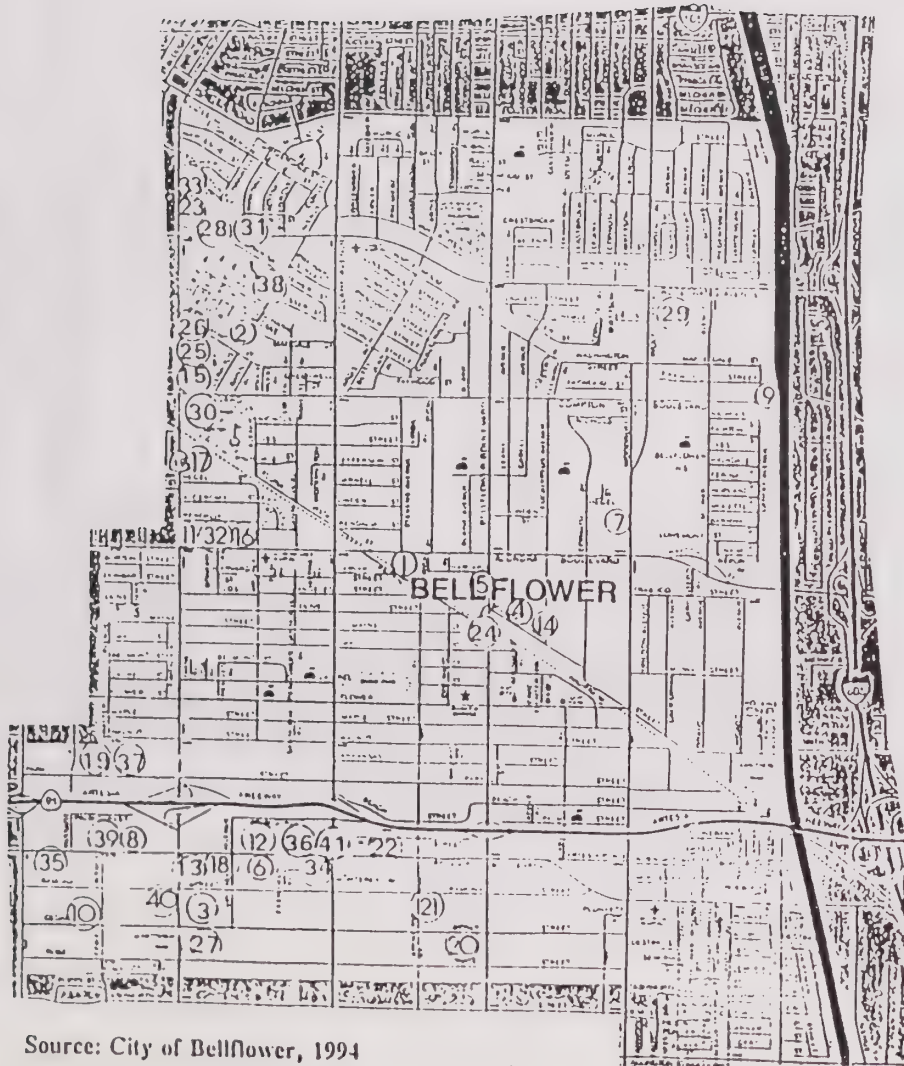
Page 2 of 2

Map Location No.	Name and Address of Mobile Home Park	Total No.
22	McNabb's Mobile Home Park 12240 S. Lakewood Boulevard	35
24	Pace's Mobile Home Park 15113 Bellflower Boulevard	29
25	Rancho Las Camitas 14434 Lakewood Boulevard	35
26	Rainbow Trailer Park 14710 Lakewood Boulevard	25
27	Rodriguez's Trailer Park 17320 Lakewood Boulevard	33
28	Roselake Moothodge 9097 Rosecrans Avenue	22
29	Rosewood Trailer Lodge 14325 McNabb Avenue	99
30	San Antonio Mobile Home Park 9020 Compton Boulevard	13
31	Skylark Trailer Ct. 9113 Rosecrans Avenue	45
32	Stagg's Mobile Home Park 9045 Alondra Boulevard	8
33	Sunset Mobile Home Park 13413 Lakewood Boulevard	30
34	Three R's Trailer Park 9333 E. Artesia Boulevard	14
35	Trailer Gardens 3530 Artesia Boulevard	25
36	Trailer Roost 9329 E. Artesia Boulevard	11
37	Tropic Trailer Park 3319 Park Street	19
38	Van Diest Trailer Park 9160 Sounsa Street	39
39	Van's Trailer City 5721 E. Artesia Boulevard	94
40	Virgil's Mobile Home Park 17604 Lakewood Boulevard	23
41	Wright's Trailer Park 9339 E. Artesia Blvd.	8
	TOTALS	1,486

Source: City of Bellflower Planning Department, Mobile Home Park Telephone Inventory for the State Department of Finance, January 1990; names and addresses of mobile home parks were updated during January 1994.

Average amounts for the 1994 mobile home parks were obtained from DataQuick (January 1994). This data has not been confirmed as of yet.





Source: City of Bellflower, 1994

#### LEGEND

Mobile home parks are noted with a number which corresponds to Table 4.0 IV of the Housing Element (1989-1996)



#### GENERAL PLAN

0

#### HOUSING ELEMENT

1989 - 1996

Mobile Home Parks  
City of Bellflower

FIGURE 4.0-1

## 4.2 Housing Tenure Characteristics

Table 4.0-III displays the homeowner and renter characteristics for Bellflower and surrounding jurisdictions for 1990. As Table 4.0-III indicates, 60.4 percent of Bellflower's occupied housing units were renter-occupied. When compared to Los Angeles County and surrounding jurisdictions, Bellflower had the highest percentage rate of renter occupied housing units in 1990.

**TABLE 4.0-III**  
**CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS**  
**HOMEOWNER AND RENTER CHARACTERISTICS: 1990**

JURISDICTION	ALL OCCUPIED HOUSING UNITS	OWNER OCCUPIED		RENTER OCCUPIED	
		OWNER #	OCCUPIED %	RENTER #	OCCUPIED %
Artesia	4,394	2,479	56.4	1,915	43.6
<b>BELLFLOWER</b>	22,905	9,062	39.6	13,843	60.4
Cerritos	15,021	12,532	83.4	2,489	16.6
Downey	26,692	11,003	41.2	15,689	58.8
Lakewood	26,102	18,808	72.1	7,294	27.9
Long Beach	158,966	65,104	41.0	93,862	59.0
Los Angeles Co.	2,989,552	1,440,864	48.2	1,548,688	51.8
Paramount	12,993	5,503	42.4	7,490	57.6

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

Table 4.0-IV depicts Bellflower's tenure data for 1980 and 1990. In 1990, 64.4 percent of all single family detached homes were owner occupied. Between 1980 and 1990, the tenure of Bellflower's single family detached homes remained relatively stable with only a 6.7 percent decrease in the number of owner occupied units. However, it is significant to note that Bellflower's detached single family housing stock decreased by 320 units between 1980 and 1990.

During the past decade, home ownership of single family attached housing units increased from 20.6 percent (180 home owners) in 1980 to 36.2 (537 home owners) percent in 1990. The addition of 631 new attached single family housing units, combined with a trend toward home ownership, resulted in a 198.3 percent increase in the number of owner occupied single family attached housing units between 1980 and 1990. Citywide, after single family detached homes, single family attached housing units had the highest level of home ownership.

The decline in the number of Bellflower's owner occupied housing units was an identified trend in the City's 1977 General Plan Update. As a result, the following policy was added to the City's 1977 General Plan:

"Encourage a greater proportion of home ownership and owner occupancy of multi-family developments."

Since adopting this policy in 1977, the City has taken numerous steps to assist owners and developers of multiple family projects in converting existing or constructing new units which are affordable to lower income and first time home buyers. As necessary, the City reduces its parking and open space requirements so these projects can occur. The trends observed in the Census (a 198.3 percent increase in home ownership of and construction of 631 attached single family units since 1980) indicates substantial progress in meeting this 1977 City goal.

Between 1980 and 1990, the largest increase of renter occupied housing units occurred in the City's inventory of duplexes. In 1980, 235 or 81.3 percent of the City's duplexes were occupied by renters. In 1990, 450 or 97.2 percent of Bellflower's duplexes were occupied by renters. Accordingly, between 1980 and 1990, renter and owner occupancy of duplexes increased by 75.9 and 91.5 percent, respectively. This increase is primarily due to construction trends which increased duplexes by 77.2 percent, or 233 units between 1980 and 1990.

As depicted in Table 4.0-IV, in 1990, Bellflower's multiple family housing stock, which consists of "3 or 4 unit" buildings and "5 or more" unit buildings, were overwhelmingly occupied by renters, 92.1 and 97.6 percent, respectively.

As expected, the tenure of Bellflower's multiple family housing stock has remained very stable during the past decade. It is also significant to note that during the past decade, the City added 885 multiple family units to its housing inventory. It is reasonable to assume the majority of these units were rental units.

Mobile home ownership characteristics have also remained relatively stable



between 1980 and 1990, with slight increases occurring in both owner and renter occupancies. Between 1980 and 1990, the Census recorded an increase of 208 mobile home units in Bellflower. In 1980 and 1990, these mobile home units were predominately owner occupied, 77.7 and 77 percent, respectively.

Table 4.0-IV  
CITY OF BELLFLOWER  
OWNER/RENTER CHARACTERISTICS OF OCCUPIED HOUSING UNITS  
1980 and 1990

Dwelling Unit Type (a)	1980 (b)				1980 Total Occupied Units	1990 (c)				1990 Total Occupied Units	1980-1990 % Change	
	Owner (#, %)		Renter (#, %)			Owner (#, %)		Renter (#, %)			Owner	Renter
1, detached	7,606	66.2	3,888	33.8	11,494	7,093	64.4	3,920	35.6	11,013	-6.7%	+ .8%
1, attached	180	20.6	693	79.4	873	537	36.2	946	63.8	1,483	+198.3%	+36.5%
2	54	18.7	235	81.3	289	13	2.8	450	97.2	463	+75.9%	+91.5%
3 or 4	37	5.2	681	94.8	718	78	7.9	908	92.1	986	+110.8%	+33.3%
5 or more	170	2.5	6,747	97.5	6,917	174	2.4	7,114	97.6	7,288	+2.4%	+5.4%
Mobile homes/ Trailers	1,028	77.7	295	22.3	1,323	1,129	77.0	337	23.0	1,466	+9.8%	+14.2%
Other (d)	--		--		--	38	18.4	168	81.6	206	--	--
TOTALS (e)	9,075	42	12,539	58.0	21,614	9,062	39.6	13,843	60.4	22,905	-.1%	+10.4%

(a) Dwelling Unit Type indicated is for occupied units only.

(b) Data shown was obtained from 1980 Census data and represents a breakdown of owner/renter tenure by dwelling unit type.

(c) Data shown was obtained from 1990 Census data and represents a breakdown of owner/renter tenure by dwelling unit type.

(d) The "Other" category was added for the 1990 Census county. It includes occupied living quarters such as houseboats, railroad cars, campers, and vans.

(e) Total dwelling units counted in the 1990 Census include 217 "Other" types of dwelling units. The 1990 Census counted a total of 24,117 housing units.

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports. Figures are based on sample data.

### 4.3 Vacancy Rates

Table 4.0-V displays vacancy rate information for Bellflower and surrounding jurisdictions.

As Table 4.0-V indicates, between 1980 and 1990, the City's vacancy rate increased from .8 percent to 1.8 percent for owner occupied units and from 3.2 to 5.2 percent for renter occupied units. This trend could be a result of an increased supply of, or lower demand for, housing in Bellflower and surrounding cities. In addition, quality rental housing units in adjacent communities make for a competitive rental housing market. Bellflower's aging and deteriorating housing stock may also be a factor in its increasing vacancy rates since 1980.

Since 1990, residential rental property owners have reported higher vacancy rates and additional effort needed to rent their units. This situation is probably due to declines in the local economy and staff reductions by nearby defense companies.

**TABLE 4.0-V  
CITY OF BELLFLOWER AND SURROUNDING JURISDICTIONS  
VACANCY RATES**

Jurisdiction	1980		1990	
	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Artesia	.8	1.8	1.0	4.1
BELLFLOWER	.8	3.2	1.8	5.2
Cerritos	.4	3.0	1.2	3.8
Downey	.9	3.2	1.2	4.3
Lakewood	.4	2.8	.7	4.9
Long Beach	1.2	4.9	1.7	7.4
Los Angeles County	1.8	3.9	1.9	5.9
Paramount	1.1	4.3	3.2	5.1

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Report



## 4.4 Length of Residency

Table 4.0-IV depicts "length of residency" information. In 1990, less than 14 percent of Bellflower's residents had lived in their homes for 20 years or more. Furthermore, over 60 percent of the City's residents were "new residents" having moved into their homes between 1985 and March 1990. Bellflower's transitory characteristics are due to its sizable number of rental units (60.4 percent of the City's housing stock is renter occupied).

**TABLE 4.0-VI  
CITY OF BELLFLOWER  
YEAR MOVED INTO HOUSING UNIT: 1990**

YEAR MOVED INTO UNIT	TOTAL UNITS	
	#	%
1989 to March 1990	6,450	28.2
1985 to 1988	7,514	32.8
1980 to 1984	2,911	12.6
1970 to 1979	2,953	12.9
1960 to 1969	1,434	6.3
Before 1960	1,643	7.2

Source: U.S. Department of Commerce, Bureau of Census, 1990 Census Report.

## 4.5 Age and Condition of Housing Stock

Table 4.0-VII displays the time period (up to March 1990) in which housing units were built in Bellflower.

According to Table 4.0-VII, as of 1990, over 50 percent of Bellflower's existing housing stock was over thirty years old (built before 1960.) It is an accepted standard in the building industry that most structures require rehabilitation in varying degrees after they reach 30 years of age. Although some of Bellflower's older and deteriorating housing units will be demolished during recycling, many will remain (over 11,000 housing units) and will require some degree of rehabilitation and maintenance during the coming decade.

**TABLE 4.0-VII  
CITY OF BELLFLOWER  
AGE OF HOUSING STOCK: 1990**

YEAR BUILT	# OF UNITS	% OF TOTAL
Before 1940	1,719	7.1
1940-1949	2,908	12.1
1950-1959	7,147	29.6
1960-1969	4,560	18.9
1970-1979	3,967	16.4
1980-1984	1,392	5.8
1985-1988	1,994	8.3
1989-March 1990	430	1.8
<b>Total</b>	<b>24,117</b>	<b>100.0</b>
<b>Median Year Built</b>	<b>1961</b>	

Source: U.S. Department of Commerce, Bureau of Census, 1990 Census Report.

#### 4.6 Housing Stock Survey

During December 1993, the City conducted a visual "Housing Stock Survey" of the entire city. The purpose of the Survey was to evaluate the structural condition of the City's housing stock. Based on exterior observation, each unit was rated as: "good", "adequate", "substandard, suitable for rehabilitation," or "substandard, unsuitable for rehabilitation." The Survey's results are summarized on Table 4.0-VIII. Figure 4.0-2 depicts the City's census tracts.

Residential properties which were deficient in landscaping and/or had excessive on-site clutter were considered to be in "good" condition, provided the residential structure met necessary criteria.

The four categories used in the Survey are as follows:

**Good Condition:** Unit in good condition with no outwardly apparent signs of decay.

**Adequate Condition:** Structure generally sound but in need of minor repair to correct deficiencies such as: a) patched, loose or missing roof material; b) paint cracking or peeling; c) broken or missing windows/screens; d) wood trim or siding worn, weathered, or broken; e) porches and/or steps missing; f) loose or worn wiring.

**Substandard Condition, Suitable for Rehabilitation:** Structure contains one or more structural deficiencies such as: a) loose protective surface; b) settled porch or roof; c) weakened structure or inadequate building foundation.

**Substandard Condition, Not Suitable for Rehabilitation:** Structure contains major structural deficiencies which would cost greater than 50 percent of the home's value to repair.



TABLE 4.0-VIII

Substandard Citywide Housing Survey: December 1993  
CITY OF BELLFLOWER

Census Tract #	Total Units (a)	Visually Up to Standard		Adequate		Substandard/ Rehabilitative		Substandard Not Rehabilitative		Illegal Garage Conversions #	Total Units In Need Of Repair Or In Violation (b)	
		#	%	#	%	#	%	#	%		#	%
5531	1,988	1,847	92.9	97	4.9	42	2.1	2	.1	27	168	8.5
5532	2,014	1,822	90.5	158	7.8	7	.3	27	1.3	27	219	10.9
5533	1,052	1,002	95.2	36	3.4	14	1.3	0	0	12	62	5.9
5540	2,976	2,823	94.9	83	2.8	68	2.3	2	.1	66	219	7.4
5541	3,820	3,652	95.6	123	3.2	42	1.1	3	.1	19	187	4.9
5542	4,048	3,715	91.8	124	3.1	200	4.9	9	.2	74	407	10.1
5543	2,260	2,079	92.0	112	5.0	51	2.2	18	.8	35	216	9.6
5544.01	2,859	2,744	96.0	69	2.4	46	1.6	0	0	20	135	4.7
5544.02	3,100	2,906	93.7	116	3.7	78	2.5	5	.2	21	220	7.1
TOTALS	24,117	22,585	93.6	918	3.8	548	2.3	66	.3	301	1833	7.6

Source: Citywide Visual Field Survey of Substandard Housing Units conducted by Los Angeles County Building Inspectors on contract to the City of Bellflower, December 1993.

- (a) "Total Units" by Census Tract obtained from U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.  
(b) "Total Units In Need Of Repair or In Violation" includes all observed units needing repair or having illegal garage conversions.

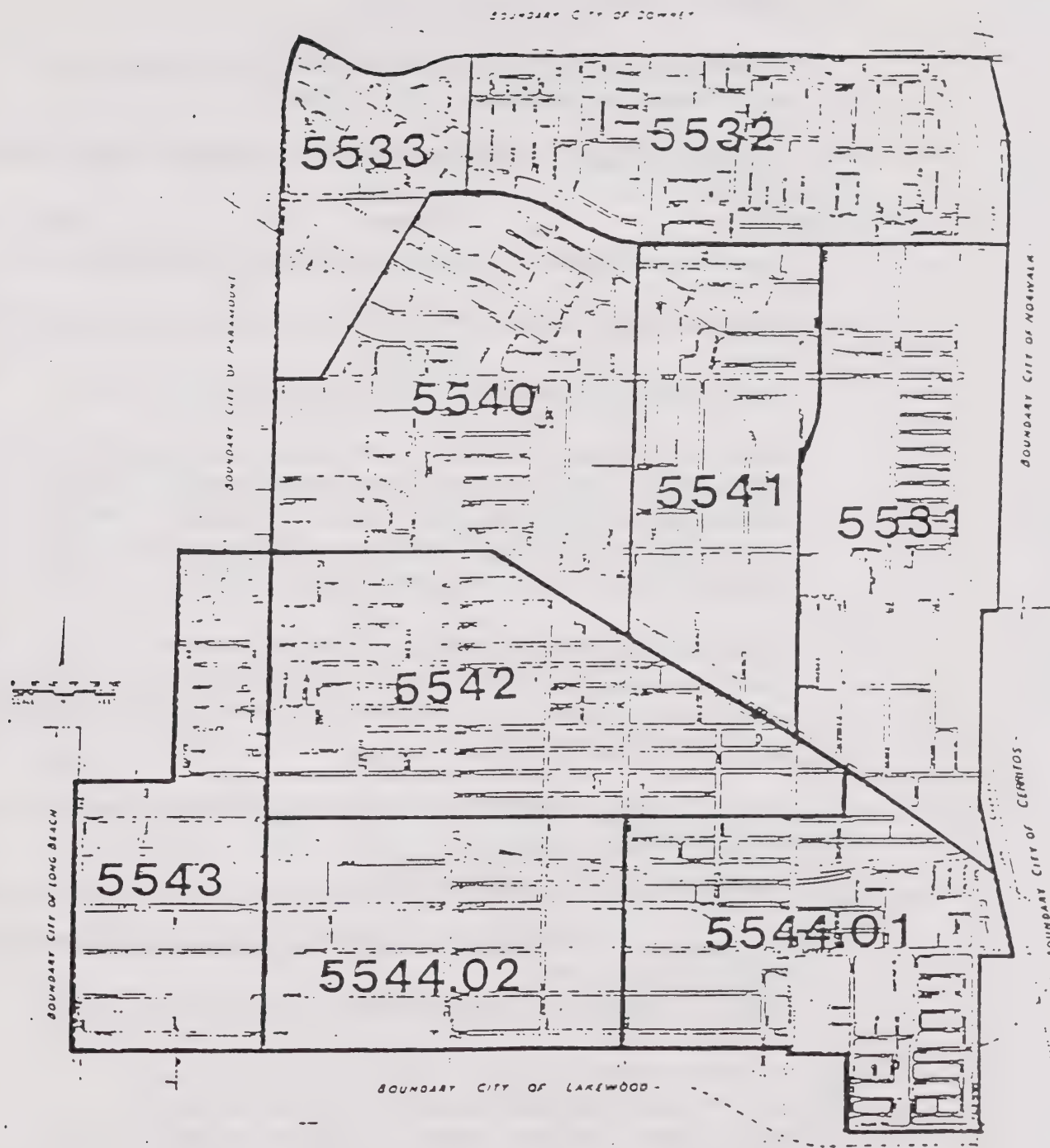
The significant findings of the "Housing Condition Survey" are highlighted in the following:

- . Of the City's 24,117 housing units, 93.6 percent or 22,585 housing units were rated as "Good".
- . Citywide, 3.8 percent or 918 housing units were rated as "Adequate"; 2.3 percent or 548 housing units were rated as "Substandard Condition, Suitable for Rehabilitation"; and, .3 percent or 66 housing units were rated as "Substandard, Not Suitable for Rehabilitation."
- . Three hundred and one (301) illegal garage conversions were identified throughout the City. Census Tracts 5540 and 5542 had the largest number of illegal garage conversions, 66 and 74 garage conversions, respectively.
- . Over 10 percent of the housing units in Census Tracts 5532 and 5542 had some type of building violation. Building violations in the City's other seven Census Tracts ranged from 4.9 to 9.6 percent of all housing units.

In summary, it is estimated that about one half of all of the repairs required to bring the 548 "Substandard, Suitable for Rehabilitation" structures up to sound condition would require building permits. These cases are considered to have substantial repair needs. The other half of the structures could probably be satisfactorily improved without a building permit. Such structures are considered to require only minor repair. If the identified "Substandard, Not Suitable for Rehabilitation" units represent a potential threat to the health and safety of the community, then demolition should be considered.

The survey revealed that overall, Bellflower's housing stock, both single and multi-family structures, are well maintained.

However as previously noted, in 1990, over 50 percent of the City's housing stock was over thirty years old. This trend strongly suggests a need for increased housing rehabilitation and preservation efforts by the City during the next decade.



Source: City of Bellflower, 1994

Census Tracts  
City of Bellflower

FIGURE 4.0-2



The Regional Housing Needs Assessment (RHNA) prepared by SCAG identifies housing overpayment for the City's lower income households<sup>6</sup> based on data from the 1980 Census. According to the RHNA (see Table 4.0-X), an estimated 5,167 households (or 52.9 percent) of Bellflower's lower income households were paying more than 30 percent of their income on rent or mortgage payment as of December 1988. Of these overpayers, 3,353 were classified as Very Low Income and 1,816 were Low Income.

**TABLE 4.0-X  
CITY OF BELLFLOWER  
LOW INCOME HOUSEHOLDS  
PAYING MORE THAN 30 PERCENT  
FOR HOUSING (OVERPAYMENT): RHNA 1988**

	Total # of Households in 1988	Total Lower Income Households in 1988	Lower Income Households (LIHHs) Paying More Than 30 Percent For Shelter		
			TOTAL LIHHs (a)	Very Low (b)	Low (c)
BELLFLOWER	23,151	9,770	5,167	3,353	1,816

Source: Revised Regional Housing Needs Assessment (RHNA), Southern California Association of Governments (SCAG).

- (a) According to SCAG, "Lower Income Households" (LIHHs) have a household income which is less than 80 percent of the median County household income. "Very Low Income Households" have a household income which is less than 50 percent of the median County household income. "Low Income Households" have a household which is between 51 percent and 80 percent of the median County household income.

<sup>6</sup> Lower income households are defined as households who total gross income is less than 80 percent of the County median. "Lower Income" encompasses both Very Low and Low Income groups.

#### 4.7.2 Housing Overpayment by Tenure

It is important to make a distinction between owner and renter overpayment. While many homeowners over-extend themselves financially to afford the option of home purchase, the owner always has the option of selling his home. On the other hand, renters are limited to the rental market, and are generally required to pay the market's established rent.

The RHNA has categorized overpayment by tenure (see Table 4.0-XI). Of Bellflower's 5,167 overpaying lower income households, 687 were owners and 4,480 were renters. The higher number of renters is due to the fact that renters typically have lower incomes than home owners.

**TABLE 4.0-XI  
CITY OF BELLFLOWER  
LOWER INCOME HOUSEHOLDS  
PAYING MORE THAN 30 PERCENT  
FOR HOUSING (OVERPAYMENT): RHNA 1988  
BY TENURE AND INCOME**

CITY OF BELLFLOWER LOWER INCOME HOUSEHOLDS (LIHHs) BY TENURE AND INCOME					
OWNERS TOTAL	OWNERS VERY LOW	OWNERS LOW	RENTERS TOTAL	RENTERS VERY LOW	RENTERS LOW
687	472	214	4,480	2,879	1,601

Source: Revised Regional Housing Needs Assessment (RHNA), Southern California Association of Governments (SCAG).

#### 4.7. Housing Costs

Current housing cost data is contained in the 1990 Census. According to Table 4.0-XII, during 1990, the median monthly contract rent paid in Bellflower was \$581 and in Los Angeles County this figure was \$570. When compared to surrounding jurisdictions, Bellflower's median monthly contract rent ranked in the lower third.

In addition, during 1990, over 50 percent of the multiple family units in Bellflower were affordable (e.g. rented for less than \$550 per month) for very low income households and 54 percent were affordable (rented for less than \$950 per month) for low income households (based on households earning less than 50 percent and 80 percent, respectively, of Los Angeles County's median income (\$43,000) and spending up to 30 percent of their income on housing).

**Table 4.0-XII**  
**BELLFLOWER AND SURROUNDING JURISDICTION**  
**MEDIAN MONTHLY CONTRACT RENT PAID (a): 1990**

JURISDICTION	1990 MEDIAN CONTRACT MONTHLY RENT PAID
Artesia	639
BELLFLOWER	581
Cerritos	1000+
Downey	602
Lakewood	735
Long Beach	551
Los Angeles County	570
Paramount	586

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

(a) Contract rent data was collected for selected renter occupied housing units. According to the Census, "contract rent" is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.



Table 4.0-XIII displays data pertaining to the "contract rent paid for specified renter occupied units"<sup>7</sup> in Bellflower and Los Angeles County during 1990. As Table 4.0-XIII indicates, Bellflower's median contract rent is slightly more than Los Angeles County's. However, a larger number of Bellflower's rental units are affordable. During 1990, over 82 percent of Bellflower's rental units rented for \$750 a month or less as opposed to only 80 percent for Los Angeles County.

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<sup>7</sup> The Census surveyed a "specified number" of units for several of its housing cost groupings. In most cases, these "specified" units are a sample and do not represent the total number of possible units in a particular housing category.

TABLE 4.0- XIII  
CITY OF BELLFLOWER AND LOS ANGELES COUNTY  
CONTRACT RENT PAID (a): 1990  
FOR SPECIFIED RENTER OCCUPIED UNITS (b)

Cash Rent Paid	# of Units	% of Units	Los Angeles County # of Units	% of Units
0 - 99	21	1.1	6,421	.4
100 - 149	110	.8	21,639	1.4
150 - 199	165	1.2	32,705	2.1
200 - 249	244	1.8	30,823	2.0
250 - 299	241	1.7	37,875	2.5
300 - 349	325	2.3	63,571	4.2
350 - 399	538	3.9	86,310	5.6
400 - 449	899	6.5	119,123	7.8
450 - 499	1,548	11.2	138,562	9.0
500 - 549	1,656	12.0	161,076	10.5
550 - 599	1,592	11.6	140,208	9.3
600 - 649	1,516	11.0	129,330	8.4
650 - 699	1,224	8.6	113,750	7.4
700 - 749	939	6.8	87,409	5.7
750 - 999	2,181	15.9	224,913	14.7
\$1,000 or more	298	2.1	113,476	7.4
No Cash Rent	208	1.5	24,203	1.6
Total # of units	13,705	100.0	1,531,394	100.0
Median Contract Rent	\$581		570	

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

- (a) "Contract Rent" is the contract rent paid by the occupant. In some cases, the "Contract Rent" includes utilities as part of the rental payment.
- (b) The U.S. Census inventoried "specified" renter-occupied housing units to determine "contract rent paid." These specified units total 13,705. Overall, during 1990, Bellflower had a total of 13,843 renter-occupied housing units.

An indicator of housing costs is housing value. Table 4.0-XIV displays the value of specified owner occupied housing units in Bellflower and Los Angeles County for 1990.

As Table 4.0-XIV indicates, during 1990, the median value of owner specified owner occupied housing units was \$195,200 for Bellflower and \$226,400 for Los Angeles County. As discussed in Section 3.0, the number of single family attached dwelling units increased by 198 percent or 631 units between 1980 and 1990. These units, in addition to Bellflower's inventory of older (over 30 years old) units, are providing affordable housing opportunities for many home buyers.



TABLE 4.0-XIV  
CITY OF BELLFLOWER AND LOS ANGELES COUNTY  
VALUE: 1990  
FOR SPECIFIED OWNER OCCUPIED HOUSING UNITS

Mortgage	Mortgage Owner- Occupied Homes		Los Angeles County	
	#	%	#	%
Less than \$20,000	29	.5	4,637	.4
\$ 20,000 to 29,999	25	.3	4,970	.4
30,000 to 39,999	21	.2	4,100	.3
40,000 to 49,999	28	.4	3,498	.3
50,000 to 59,999	14	.2	4,682	.4
60,000 to 69,999	29	.4	7,514	.6
70,000 to 79,999	49	.7	13,531	1.1
80,000 to 89,999	66	.9	18,660	1.5
90,000 to 99,999	123	1.7	28,219	2.3
100,000 to 124,999	348	4.7	75,746	6.3
125,000 to 149,999	623	8.5	95,009	7.9
150,000 to 174,999	1,164	16.0	119,375	9.9
175,000 to 199,999	1,400	19.2	122,290	10.2
200,000 to 249,999	1,913	26.2	188,232	15.6
250,000 to 299,999	799	10.9	136,721	11.5
300,000 to 399,999	438	6.0	154,983	12.9
400,000 to 499,999	147	2.0	79,011	6.6
500,000 or more	80	1.0	142,608	11.8
Total # of units	7,296	100.0	1,203,986	100.0
MEDIAN VALUE	195,200		226,400	

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

(a) The U.S. Census inventoried "specified" home owners. The total number of specified homeowners inventoried was 7,296. Citywide there is a total of 9,062 owner occupied housing units.

#### 4.7.3 Recent Bellflower Rental Rates and Housing Sales Data

In order to update information on rental costs in Bellflower, data was compiled from the Sunday editions of the Long Beach Press Telegram for the month of February. Due to differing price structures, rental rates are presented separately for multiple family and single family units.

For purposes of rent tabulation, multiple-family units included apartments, condominiums, and townhouses. Two and three bedroom units comprised the majority of those advertised. As Table XV indicates, the median rent for a two bedroom unit was \$650 while the median rent for a three bedroom was \$890. There were numerous one bedroom units advertised for rent. However, based on Bellflower's increasing household size, there appears to be a need for larger family units.

TABLE 4.0- XV  
CITY OF BELLFLOWER  
MULTIPLE FAMILY RENTAL RATES: FEBRUARY 1994

Number of Bedrooms	Median	Average	Range
1	\$ 540	\$ 525	\$ 495 - 575
2	650	695	595 - 870
3	890	920	725 - 1,175
Totals	\$ 740	\$ 770	\$ 495 - 1,175

Source: The Long Beach Press Telegram, Sunday Editions, February 1994.



Numerous single family homes were advertised for rent in Bellflower. Two bedroom homes comprised the majority of homes offered for rent. As Table XVI indicates, the range of rental prices varied from \$795 to \$1,250. The median rent for a single family home was \$980. This survey would indicate that rental opportunities exist in Bellflower for both small and large families seeking single family homes.

TABLE 4.0-XVI - A  
CITY OF BELLFLOWER  
SURVEY OF MONTHLY RENTS FOR APARTMENTS

LOCATION	TYPE OF UNIT	ZONE	AGE	# OF UNITS	1 BR RENT	2 BR RENT	3 BR RENT
8600 Ramona St	Detached Residences	R-2	29	6	\$550	\$685-750	\$975
8522 Cedar St	Apartments	R-2	38	6	\$450-550	\$675-900	n/a
8752 Ramona St	Townhomes	R-2	3	13	n/a	\$895	\$995
9506 Olive St	Apartments	R-3	2	3	n/a	\$850	\$1,000
9236 Park St	Apartments	R-3	1	4	n/a	\$800	\$900
9939 Cedar St	Apartments	R-2	2	23	n/a	\$895	n/a
14500 McNab Ave	Apartments	R-3	22	296	n/a	\$695-750	\$825-875
9308 Compton Ave	Apartments	R-3	32	36	\$560-585	\$685-710	n/a
16220 Eucalyptus Ave	Apartments	R-3	33	70	\$525	\$625	\$760
9919 Ramona St	Senior Citizen Apartments	R-3	7	49	\$625	n/a	n/a
9147 Park St	Apartments	R-2	6	7	n/a	\$875	\$1000
17818 Woodruff Ave	Apartments	R-3	16	40	\$580	\$725	n/a
9235 Park St	Townhomes	R-2	15	5	n/a	\$975	n/a

March, 1993 - Bellflower Planning Department

TABLE 4.0-XVI - B  
CITY OF BELLFLOWER  
SINGLE FAMILY RENTAL RATES: FEBRUARY 1994

Number of Bedrooms	Median	Average	Range
2	\$ 820	\$ 840	\$ 795 - 950
3	962	970	925 - 1,025
4	1,060	1,150	995 - 1,250
Totals	\$ 980	\$ 962	\$ 795 - 1,250

Source: The Long Beach Press Telegram, Sunday Editions, February 1994.

Table XVII displays data pertaining to home sales for Bellflower and some surrounding cities. As Table XVII indicates, during January 1994, the median selling price for a single family detached unit in Bellflower was \$157,000; the lowest single family detached home price in the area. During 1994, the median-priced single family attached home in Bellflower sold for \$115,000, which is in the mid-range of area's selling prices.



TABLE 4.0-XVII  
CITY OF BELLFLOWER AND SURROUNDING CITIES  
SINGLE FAMILY HOME SALES: JANUARY 1993, JANUARY 1994

CITY	MEDIAN SELLING PRICE ATTACHED UNITS (a)			MEDIAN SELLING PRICE DETACHED UNITS (b)		
	January 1993	January 1994	% Chg 93-94	January 1993	January 1994	% Chg 93-94
Artesia 90701	118,000	195,000	+65.3	222,500	220,000	-1.1
BELLFLOWER 90706	0	115,000	-	165,000	157,000	-4.8
Downey 90240 90242	130,000 0	0 116,500	- -	215,000 220,000	172,000 190,000	-20.0 -13.6
Lakewood 90712 90713 90715	0 0 147,000	0 0 105,000	- - -28.6	175,000 176,000 153,000	169,000 172,000 157,000	-3.4 -2.3 +2.6
Paramount 90723	0	100,000	-	156,500	165,000	+5.4

Source: The Long Beach Press Telegram, February 28, 1994. DataQuick Information Systems Inc.

(a) "Attached" units are those for which a unit number was filed along with the street address. This includes condominium town houses that are not physically attached to each other, as well as apartment style condominium units.

(b) "Detached" units are those for which no unit number was filed. This could include some semi-detached homes with separate street addresses, although these are not common in Southern California.

Sales figures indicate the number of units sold in a month in each zip-code area. The median price is a midpoint indicating that half the units sold for more than that amount and half sold for less.

#### 4.7.4 Housing Cost By the Age of the Householder

Table 4.0-XVIII displays the percentage of household income paid for gross rent during 1990. In addition, this table includes data relating to the age of the householder. For example, householders paying 30 to 34 percent of their household for housing were predominantly between the ages of 16 to 64 years (87.4 percent.) As Table 4.0-XVIII indicates, 78.6 percent of those householders paying more than 35 percent of their income for housing were 16 to 64 years old.

Table 4.0-XVIII indicates that over 42.4 percent of Bellflower households surveyed in 1990 were paying over 30 percent of their income for contract rent.

**TABLE 4.0-XVIII**  
**CITY OF BELLFLOWER**  
**AGE OF HOUSEHOLDER BY GROSS RENT PAID: 1990**  
**(% OF HOUSEHOLD INCOME PAID FOR GROSS RENT)**  
**FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS (a)**

% of Household Income Paid For Gross Rent	TOTAL		Age of Householder			
	#	%	15-64		65 +	
	#	%	#	%	#	%
Less than 20%	3,521	25.5	3,401	96.6	120	3.4
20 - 24%	2,323	16.8	2,228	95.9	95	4.1
25 - 29%	1,627	11.8	1,487	91.4	140	8.6
30 - 34%	1,206	8.7	1,054	87.4	152	12.6
35 + %	4,647	33.7	3,652	78.6	995	21.4
Not Completed	480	3.5	405	84.4	75	15.6
<b>TOTAL</b>	<b>13,804</b>	<b>100</b>	<b>12,227</b>	<b>88.6</b>	<b>1,577</b>	<b>11.4</b>

Source: U.S. Department of Commerce, Bureau of Census, 1990 Census Report.

- (a) The U.S. Census inventoried "specified" renter occupied housing units to determine the "% of household income paid for gross rent." These specified units total 12,227. In 1990, citywide there are 13,843 renter occupied housing units. "Gross rent" is the contract rent plus the estimated average of utilities.

Table 4.0-XIX displays monthly home owner costs for the City of Bellflower in 1990. Over 52 percent of the homeowners surveyed in Bellflower paid less than 20 percent of their income for housing in 1990.

**TABLE 4.0-XIX**  
**CITY OF BELLFLOWER**  
**AGE OF HOUSEHOLDER BY MONTHLY HOME OWNER COSTS (a): 1990**  
**(% OF HOUSEHOLD INCOME PAID FOR MONTHLY HOUSING COSTS)**  
**FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS (b)**

% of Household Income Paid For Monthly Housing Costs For Home Owner	TOTAL		Age of Householder			
	#	%	15-64		65 +	
	#	%	#	%	#	%
0 - 19%	3,957	52.8	2,071	52.3	1,886	47.7
20- 24%	866	11.6	719	83.0	147	17.0
25 - 29%	743	9.9	688	92.6	55	7.4
30 - 34%	715	9.5	640	89.5	75	10.5
35 + %	1,169	15.6	1,025	87.7	144	12.3
Not Computed	41	.6	26	63.4	15	36.6
<b>TOTAL</b>	<b>7,491</b>	<b>100</b>	<b>5,169</b>	<b>69.0</b>	<b>2,322</b>	<b>31.0</b>

Source: U.S. Department of Commerce, Bureau of Census, 1990 Census Report.

- (a) "Owner Costs" includes monies paid to the lender (interest, principal), real estate taxes, all insurance (fire, hazard, and flood).
- (b) The U.S. Census inventoried "specified" home owners. The total number of specified homeowners inventoried was 7,491. Citywide there is a total of 9,062 owner occupied housing units.



#### 4.8 Housing Production Trends

Table XX displays the net increase of new housing units built in Bellflower from 1980 to 1993. From 1980 to 1990, according to final building permits, the City added 1,703 net housing units to its housing inventory (the 1990 Census counted 1,637 new units.) Between 1980 and 1990, the City averaged 170 new dwelling units per year.

As Table 4.0-XXI indicates, 420 of the new dwelling units produced during 1980 and 1990 were located in senior housing projects. Many of these units serve very low and low income seniors. For the current Housing Element planning period (1989-1996), one low income 50-unit senior project has been approved, but construction has not yet begun.

Since 1990, the City's housing production rate has dramatically decreased to 60 units per year, or 183 units produced as of December 1993. The majority of Bellflower's new housing units have been built in the southern portion of the City on under utilized lots zoned for multiple family use. Until 1990, these recycling efforts were quite active, however, declines in the local housing market and job reductions by local employers have adversely affected new housing construction projects in Bellflower.

For this planning period, between July 1, 1989 to December 1993, 457 units were produced in Bellflower. This represents a 20 percent achievement toward reaching the RHNA goal of 2,239.

TABLE 4.0-XX  
CITY OF BELLFLOWER  
NET INCREASE OF HOUSING UNITS: 1980 - 1993 (a)

YEAR	Housing Units Produced
1980	88
1981	105
1982	86
1983	52
1984	113
1985	72
1986	299
1987	298
1988	316
1989	185
1990	89
TOTAL 1980-1990	1703 Units
AVERAGE UNITS PRODUCED 1980-1990	170 Units Per Year
1991	57
1992	108
1993	18
TOTAL 1991-1993	183
AVERAGE UNITS PRODUCED 1991-1993	60

Source: City of Bellflower Building Permit Files, 1980-1993.

- (a) "Net Increase" represents the total units gained minus any units lost due to demolition, fire, etc. All units have received Final Building Department Inspection. The "Net Increase" of units does not include mobile homes.

TABLE 4.0-XXI  
CITY OF BELLFLOWER  
SENIOR HOUSING PROJECTS/UNITS

Name	Location	Building Permit Final Date	# Of Units
Friendship Manor	9550 East Oak Street	October 3, 1973	144
Ramona Senior Center	9843 Ramona Street	November 18, 1986	100
Artesia Senior Center	10427 Artesia Boulevard	June 19, 1987	100
Belmont Place	9826-48 Belmont Street	July 13, 1988	170
Bellflower Senior Center	9919 Ramona Street	August 3, 1988	50
<b>TOTAL</b>	---	---	<b>564</b>
Approved Senior Project	9921 Ramona Street	Approved 1-11-93	50

Source: City of Bellflower Building Permit and Planning Files, 1973-1993



## 4.9 Housing Resources

### 4.9.1 City Zoning Mechanisms

The following City zoning mechanisms/resources are available to facilitate the construction of affordable housing in Bellflower:

Second Unit/"Granny Flat" Ordinance: The City has an adopted Second Unit/"Granny Flat" Ordinance (19-4.3). Second Units/"Granny Flats" are permitted in single family zones pursuant to an approved conditional use permit. Qualifying parcels must be between 6,000 to 10,000 square feet in size. One parking space is provided per unit.

Bellflower's "Flexible" Single Family Zone: The City of Bellflower's "Single Family" zone is not actually a single family zone because it permits an unlimited number of units per parcel, provided there is at least 5,000 square feet of lot area per unit and on-site parking requirements are met.

Mobile and Manufactured Homes on Single Family-Zoned Lots: In accordance with Section 66862.3 of the Government Code, mobile and manufactured homes are permitted on single family-zoned lots subject to architectural review of the proposed structure's roof overhang, roof material, and siding material.

In addition to the land use standards listed above, certain residential projects require review by the City's Planning Commission. This process ensures the project will be compatible with surrounding land uses and will not generate individual or cumulative environmental impacts.

Planned Development Permit: The Planned Development Permit process offers "zoning relief" or flexibility for various residential uses: construction of multifamily units on R-2 and R-3 zoned lots. Through the Development Permit process, when certain findings can be made, parking standards, required setback areas, etc. may be reduced to accommodate special needs housing (e.g., emergency housing/shelters, low income housing, etc.) The fee for a Planned Development Permit is \$600. Typically, the Planning Commission takes action on a Planned Development Permit application within 2-4 weeks of its filing date.

Senior Housing (S-C-H) Overlay Zone: The S-C-H Overlay Zone is available for use in the R-3. It is basically a zone change and the fee is \$600. The S-C-H Overlay Zone permits up to 44 units per acre and allows for reduced on-site parking and setback requirements.

#### 4.9.2 Vacant Land and Under Utilized Land Resources

Table 4.0-XXII displays Bellflower's vacant and under utilized land resources. As this table indicates, these land resources have the potential to accommodate 2,300 new dwelling units in the City. This build out potential exceeds the City's RHNA goal of 2,239 dwelling units.

**TABLE 4.0-XXII  
CITY OF BELLFLOWER  
RESIDENTIAL LAND RESOURCES**

<b>VACANT LAND RESOURCES (1)</b>		
<u>ZONE</u>	<u>ACRES</u>	<u>POTENTIAL UNITS</u>
A-E (Agricultural Estate) Zone	2.76	11
A-1 (Agricultural Residential) Zone	2.95	25
R-1 (Single Family) Zone	2.55	22
R-2 (Two Family) Zone	31.27	406
<u>R-3 (Multiple Family) Zone</u>	<u>19.65</u>	<u>432</u>
<b>SUB-TOTAL: POTENTIAL DWELLING UNITS</b>		<b>896</b>
<b>UNDER UTILIZED PARCELS</b> (See Under Utilized Parcel Study, 508.8 ACRES, Appendix A)		
<b>SUB-TOTAL: POTENTIAL DWELLING UNITS</b>		<b>1,237</b>
<b>BUILD OUT OF FIVE PROPOSED SPECIFIC PLAN AREAS, 86.32 ACRES</b>		
<b>SUB-TOTAL: POTENTIAL DWELLING UNITS</b>		<b>167</b>
<b>TOTAL POTENTIAL DWELLING UNITS</b>		<b>2,300</b>

Source: City of Bellflower Planning Department, March 1994.

(1) Vacant land data is based on a citywide zoning/land inventory prepared by the City of Bellflower Planning Department, using DataQuick Information Systems data base; March 1994.

#### 4.9.3 Availability of Services and Facilities

There are adequate services and facilities to meet the needs generated by new housing development in the quantity projected by SCAG for the City of Bellflower. As noted in the Land Use Element of the General Plan, the following infrastructure exists to accommodate future residential development:

1. The Bellflower Civic Center is located at 16600 Civic Center Drive. There are 74 full-time employees at this facility and the City's off-site locations. Police protection is provided by the County of Los Angeles County Sheriff's Department. Through its contract with the Sheriff's Department, Bellflower has twelve specially-assigned deputies, two special emergency deputies, and access to the Department's numerous divisions.
2. The City of Bellflower contracts with the County of Los Angeles for fire protection services. Two fire stations are located within the City. Various other County Fire Department facilities exist at nearby locations and are available for emergency situations.
3. Four school districts serve Bellflower: Downey Unified School District (USD), Bellflower USD, Paramount USD, and ABC USD. Residents residing within the boundaries of each respective school district are adequately served with educational facilities, kindergarten through high school.
4. Sewer service is provided by the Los Angeles County Sanitation District. The Sewer District closely monitors current sewage flows and identifies future sewer construction needs to accommodate ultimate build out.
5. Six private water companies provide water service to various locations in the City. According to Company officials, overall water supply is good and they report an ability to serve current and future water demands in the City. Fire flow is adequate in most areas. Where there is low fire flow, buildings are required to be sprinklered. The City expects to complete a "water master plan" in 1995 which will include a program for the consolidation of area water companies and improved efficiency.



## 4.10 Residential Development Potential Compared with Bellflower's Housing Needs

The Regional Housing Needs Assessment (RHNA) prepared by SCAG has identified a future housing need for Bellflower of 2,239 units to be developed over the Housing Element's seven year planning period (1989-1996). Combining the residential development potential of vacant and under utilized residentially zoned lands, an estimated 2,300 additional units could be developed in the City "by right" (see Table 4.0-XXII). This would indicate that the City's General Plan and zoning are more than adequate to accommodate the City's share of regional housing needs.

Between July 1, 1989 and December 1993, the City had produced 457 housing units. This represents a 20 percent accomplishment of its RHNA goal.

Table 4.0-XXIII displays data pertaining to the City's progress toward meeting regional housing needs.

**TABLE XXIII  
CITY OF BELLFLOWER  
PROGRESS TOWARD MEETING REGIONAL HOUSING NEEDS:1989-1996**

INCOME GROUP	NEW CONSTRUCTION NEED (RHNA)	UNITS ADDED, REPORTING YEARS (1989-93)	REMAINING CONSTRUCTION NEED
Very Low(a)	394	223	174
Low(a)	540	223	314
Moderate	447	5	442
Above Moderate	<u>858</u>	<u>6</u>	<u>852</u>
<b>TOTAL</b>	<b>2,239</b>	<b>457</b>	<b>1,782</b>

Source: City of Bellflower Building permit files, 1989-1993.

(a) According to the 1990 Census, ALL of the City's rental units were affordable to lower income households. Of the contract rents presented in the 1990 Census, 50 percent were affordable to very low income households and 50 percent were affordable to low income households. The assumption was made that Bellflower's affordable housing units are located within its multiple family projects. Between 1989 and 1993, 446 new multiple family units were produced, and the number of "very low" and "low" units was determined from past rental trends for multiple family units (e.g., a 50/50 split).

Section 65583(b) of the Government Code requires a City's housing element to quantify objectives of the maximum number of housing units to be constructed, rehabilitated, and conserved over the planning period be established by income category.

The information, which is displayed in Table XXIV, is a "best guess" projection. The construction goal of 2,239 units is possible due to the City's available vacant and under utilized land. Most likely, this goal can't be achieved due to depressed local housing market conditions. The projections made for conservation and rehabilitation objectives are based on past trends in the community and available CDBG funds.

Since rehabilitation and conservation objectives are targeted to assisting lower income households, zero has been reported for the number of above moderate income units expected to be rehabilitated or conserved.

TABLE XXIV  
CITY OF BELLFLOWER  
QUANTIFIED OBJECTIVES BY INCOME CATEGORY: 1989-96

INCOME GROUP	CONSTRUCT	REHABILITATE	CONSERVE
Very Low	394	60	70
Low	540	42	50
Moderate	447	10	0
Above Moderate	<u>858</u>	<u>0</u>	<u>0</u>
<b>TOTAL</b>	<b>2,239</b>	<b>112</b>	<b>120</b>

Source: City of Bellflower Building permit files, 1989-1993.

## 4.11 Special Housing Needs - Quantification and Analysis:

## 4.11.1 Large Households

According to the following table, Bellflower's existing supply of housing units is adequate for small households and becomes tighter as household size increases. If the trend towards larger households continues, Bellflower's supply of suitable housing for larger families will become inadequate.

Table 4.0-XXV

## Household Size and Housing Available

## CITY OF BELLFLOWER

HOUSEHOLD SIZE	% OF TOTAL	HOUSING SIZE	PERCENTAGE OF TOTAL
Small - 1-2 persons	55.4%	Small - 1-4 rooms	59.4%
Medium - 3-4 persons	36.6%	Medium - 5-6 rooms	33%
Large - 5+ persons	12%	Large - 7+ rooms	7.7%

Source: City of Bellflower Comprehensive Housing Affordability Strategy (CHAS), December 1993; and, 1990 Census Report.

The following table depicts household size information for the City of Bellflower for 1980 and 1990. As this table indicates, during the past decade the number of households with four or more persons significantly increased. In particular, households containing six or more persons increased by 66.9 percent, followed by a 49.5 percent increase for households with five persons, a 26.9 percent increase for households with four persons, and finally, a 8.5 percent increase for households with three persons.

Between 1980 and 1990, Bellflower's one- and two-person households decreased by 2.7 and 7.5 percent, respectively. However, it should be noted that in 1990, the majority (12,728 households or 55.5 percent) of Bellflower's households were occupied by one and two persons. It is also significant to note the trend from smaller to larger household sizes. In 1980, Bellflower's median persons per household was 2.44, while in 1990 this figure was 2.69.



Table 4.0-XXVI  
Household Size: 1980-90  
CITY OF BELLFLOWER

HOUSEHOLD SIZE	DISTRIBUTION 1980 #	DISTRIBUTION 1990 #	1980-1990 CHANGE # %	
1	5,964	5,803	-161	- 2.7
2	7,488	6,925	-563	- 7.5
3	3,791	4,114	+323	+ 8.5
4	2,566	3,256	+690	+26.9
5	1,092	1,633	+541	+49.5
6	713	1,190	+477	+66.9
TOTAL HOUSEHOLDS	21,614	22,921	+1,307	+ 6.0
MEDIAN HOUSEHOLD SIZE	2.44	2.69		

Source: U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Report.

#### 4.11.2 Large Low Income Households:

Demand for housing is a function of availability and need. When Bellflower's 1990 Census data was analyzed, the following gaps in demand and supply were identified:

- a. Affordable housing for all very low-income households
- b. Additional housing for large, low-income families

The following table cross-references the number of rental units affordable to very low and lower-income groups and the number of households in each category.

**Table 4.0-XXVII**  
**Number of Affordable Rental Units and Demand needs**  
**CITY OF BELLFLOWER**

# of Bedrooms	# of Units Affordable to Households at 0-50% MFI*	# of Units Affordable Households at 51-80% MFI*	# of Renter Households at 0-50% MFI* by Size	# of Renter Households at 51-80% MFI* by Size
0-1	1,475	4,046	1,138 1-2 persons	242 1-2 persons
2	556	3,884	1,794 3-4 persons	1,406 3-4 persons
3+	240	457	386 5+ persons	424 5+ persons
	2,271	8,387	3,318	2,072

\* MFI = Median Family Income

Source: City of Bellflower Comprehensive Housing Affordability Strategy (CHAS), December 1993; and, 1990 Census Report.

According to the data analyzed, there is an adequate supply of affordable units for small low-income families, with what appears to be an excess of appropriate units for small households at 51-80% of median family income. However, as family size increases, the gap increases between demand and supply. The data contained in the above table is deceptive because lower income units are often sought out and occupied by households earning 80% of the area's median income, thus masking true availability.

## 4.11.3 Elderly and Disabled Households

Persons with other special needs, such as the elderly and the disabled, may require housing with particular characteristics. Bellflower has 484 units of senior housing units and a number of convalescent and nursing homes. One project, a 144-unit Section 236 project (Bellflower Friendship Manor), offers on-site supportive services for the frail elderly.

There is no housing in Bellflower designed for the disabled. Disabled homeowners, with their own means or through the City's Rehabilitation Programs, are in a position to retrofit their homes. Disabled renters, however are not so fortunate. The prevalence of street-level, one-story buildings, however, makes the majority of the City's housing stock suitable for modification. The following table gives some indication of the size of the disabled population in the City by age group and as a percentage of the total population.

Table 40-XXVIII

Mobility Disabilities - 1980, 1990

CITY OF BELLFLOWER

STATUS	1980	PERCENTAGE	1990	PERCENTAGE	% CHANGE
16-64 yrs	36,144	67.63%	40,386	65.33%	-2.3%
disabled	741	2.05%	2,759	6.83%	+4.78%
65+ yrs	5,327	9.97%	6,140	9.93%	-.04%
disabled	788	14.79%	1,664	27.1%	+12.31%

Source: City of Bellflower Comprehensive Housing Affordability Strategy (CHAS), December 1993; and, 1990 Census Report.

Social service agencies servicing the disabled and elderly were consulted for an assessment of these two groups' special needs. The majority of these agencies reported "transportation" as a primary issue.

The City of Bellflower sponsors a Dial-A-Ride Program for elderly and disabled persons. The Program operates a van which provides transportation to medical appointments, employment interviews and other vital services to the disabled.

Between 1980 and 1990, the number of persons in Bellflower between age 55 to 64 decreased by



7.0 percent and the number of persons 65 years and older increased by 15.8 percent. In 1990, persons 55 years and older constituted 18.1 percent of Bellflower's population. During the next two decades many of these older individuals will become frail and may require help in making their homes adequate to meet their particular needs.

The following table contains information pertaining to waiting lists for Bellflower's senior apartments. As the table indicates, there appears to be an unmet need for senior housing units in the City. However, this could be a result of an unmet regional need (i.e., other cities are not providing their fair share of senior housing).

**Table XXIX**  
**Senior Housing Projects**  
**Number of Units/Waiting Lists**  
**July 1994 CITY OF BELLFLOWER**

<b>Name</b>	<b>Location</b>	<b># of Persons On Waiting List</b>	<b># Of Units</b>
Friendship Manor	9550 East Oak Street	50	144
Ramona Senior Center	9843 Ramona Street	22	100
Artesia Senior Center	10427 Artesia Boulevard	22	100
Belmont Place	9826-48 Belmont Street	1 Unit Available	170
Bellflower Senior Center	9919 Ramona Street	115	50
<b>TOTAL</b>	<b>—</b>	<b>—</b>	<b>564</b>

Source: Telephone survey conducted July 1994.

Since 1988, the City of Bellflower has taken aggressive steps to produce senior housing units (564 units). As the following table indicates, since 1988, four senior housing projects have been built (or approved) in Bellflower. In an effort to produce affordable units, the City used "innovative" zoning mechanisms to increase density and to reduce required open space, setback, and parking requirements.

As the following table indicates, Bellflower's recently-built senior projects built contain 104 or more units to the acre. These projects, along with their existing densities, are listed in the following table:

Table 4.0-XXX

## Senior Housing Units Built Since 1988

## CITY OF BELLFLOWER

Name	Location	Building Permit Final Date	Existing Density	# Of Units
Belmont Place (a)	9826-48 Belmont St.	July 13, 1988	104 units/acre	170
Ramona Senior Center (b)	9843 Ramona Street	November 18, 1986	110 units/acre	100
Bellflower Senior Center (c)	9919 Ramona Street	August 3, 1988	110 units/acre	50
Approved Senior Project (d)	9921 Ramona Street	Approved 1-11-93	110 units/acre	50

Source: City of Bellflower Building Permit Files, 1973-1993

- (a) Related City Planning and Zoning Applications: BV85-11, CU85-22
- (b) Related City Planning and Zoning Applications: CU84-29, BV84-11, BC84-4
- (c) Related City Planning and Zoning Applications: BV87-16, CV87-35, BV87-36
- (d) Related City Planning and Zoning Applications: CUP93-3, BV93-1, BV92-11

#### 4.11.4 Female Headed Households

Female headed households tend to have lower household incomes which contribute to their inability to acquire and maintain decent housing and a standard of living. Nationwide during 1990, female heads of households earned about 56 percent of the average income of two person households.

In 1990, Bellflower's female headed family type households totaled 3,060, or 19.7 percent of the City's family type households. It is important to note that during 1990, Bellflower's rate of female headed households exceeded Los Angeles County's rate of 18.8 percent by .9 percent.

Information pertaining to Bellflower's female headed households, as compared to surrounding cities, is displayed in the following table:

**Table 4.0-XXXI**  
**Households With Children (a) By Type: 1990**  
**CITY OF BELLFLOWER and Surrounding Jurisdictions**

CITY	FEMALE HOUSEHOLDS/ NO HUSBANDS	
	Total	% w/children under 18 years
Artesia	579	46.8
<b>BELLFLOWER</b>	3,060	59.5
Cerritos	1,413	42.3
Downey	4,045	47.7
Lakewood	2,684	40.6
Long Beach	20,282	61.8
Los Angeles Co.	382,955	53.3
Paramount	2,242	66.7

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.  
(a) A family consists of the householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.



Housing needs of female headed households are different from typical households. These special needs areas fall into one or more combinations of the following categories:

1. Access to housing which accommodates children.
2. Access to housing that meets female headed household's ability to pay.
3. Access to housing which is designed for security and convenience.
4. Access to housing which has amenities such as parks and open space to serve the needs of female householders with children.

The City is committed to ensuring that affordable housing is available to female headed households and there is definitely a unmet housing need for female headed households. Presently, those female headed households which qualify as "lower income" are eligible for Section 8 rental assistance and the City's various housing rehabilitation loan and grant programs.

In addition, female headed households tend to be larger (contain more than two persons) and larger-sized housing units (two or more bedrooms) are a necessity. The City is currently working with the United Minority Contractors Association (UMCA) to acquire 280 affordable housing units, 96 of which are larger (two and three bedroom) units.

#### 4.11.5 Crowded Households

The problem of overcrowding is discussed in the context of all lower income groups, because the issue seems to occur across the whole spectrum. The City has adopted the standard definition of overcrowding. A unit shall be considered overcrowded if it is occupied by 1.01 to 1.5 persons per room. It shall be considered severely overcrowded if there are more than 1.51 persons per room.

There has been a 40.6 percentage increase in the incidence of overcrowding in the ten year period between the 1980 and 1990 Census. The following small table summarizes the incidence of overcrowding.

Table 4.0-XXXII

Incidence of Overcrowding in Lower-Income Groups, 1990

CITY OF BELLFLOWER

INCOME/TENURE GROUP		INCIDENCE PERCENTAGE
Large Related Renters -	0 -30% MFI*	89.4%
Large Related Renters -	31-50% MFI	78.8%
Large Related Renters -	51-80% MFI	68.9%
All renters -	51-80% MFI	22.2%
All renters -	0-30% MFI	20.6%
All renters -	31-5-% MFI	18.6%
Non-elderly owners -	51-80% MFI	15.9%
Non-elderly owners -	0-30% MFI	15.0%
Non-elderly owners -	31-50% MFI	10.3%
All owners -	51-80% MFI	8.4%
All owners -	0-30% MFI	5.7%
All Owners -	31-50% MFI	3.8%

\* MFI - Median Family Income

All large, lower-income renter households report conditions of overcrowding. If we consider additionally that, of the 3,224 overcrowded households reported in the 1990 Census, over 56 percent are severely overcrowded, the magnitude of the problem comes into focus. The population increase in Bellflower has been primarily of younger, larger households. School officials consulted during this process feel that many of these new families are also Hispanic and have larger extended families. We expect this trend to continue for the next few years.

## 4.12 Households With Special Housing Requirements - Needs Assessment

### 4.12.1 Very Low-Income Households (0-50% Median Family Income)

According to the 1990 Census, 5,945 households in Bellflower are classified as very low-income households. These very low income households are primarily found among the ranks of renters. Among homeowners, Bellflower's very low-income households are primarily elderly. For this reason, this analysis focuses on renter households. In addition, it was found that the larger the renter family, the more severe the housing cost burden. Relevant 1990 Census data, relating to the housing needs of very low income households is presented in the following table.

**Table 4.0-XXXIII**  
**Ranking Housing Needs of**  
**Very Low-Income Households, 1990**  
**CITY OF BELLFLOWER**

PROBLEM	MOST AFFECTED	SEVERELY AFFECTED	AFFECTED	LEAST AFFECTED
Cost Burden > 30% *	5+ Renters (91%)	2-4 Renters (89%)	Elderly Renters (80%)	Elderly Owners (50%)
Cost Burden > 50% *	5+ Renters (86%)	2-4 Renters (85%)	Other Renters (71%)	Elderly Owners (27%)
Housing Problems	5+ Renters (97%)	2-4 Renters (95%)	Elderly Renters (82%)	Elderly Owners (52%)

\* "Cost Burden" is defined as the amount of a household's income is paid for housing (i.e., "> 30%" means the household is paying more than 30% of its income for housing).

Source: City of Bellflower Comprehensive Housing Affordability Strategy (CHAS), December 1993; and, 1990 Census Report.

When the percentage of very low-income households is compared to ethnic/racial distributions in Bellflower, it appears that poverty seems to be an equal opportunity condition. Hispanics fare slightly worse than other groups and the population in general.



But the differences in percentages are such that it seems safe to say that there is no overwhelming disproportionate need in any of the racial/ethnic groups.

The City projects that larger families will continue to grow. Given the limited number of larger rental units, and the even more limited number of affordable large units, the housing problems of the large renter family will become an even bigger concern over the next five years.

Projections for conditions of overcrowding are even more sobering. Overcrowding, in general, more than doubled over the last ten years. As observed, a lack of available open sites for new development are a major impediment to alleviation of this problem and worsening of the situation for very low-income elderly homeowners is expected. Although rising costs and fixed incomes may increase the housing burden, for the most part, elderly homeowners also have low housing costs. The case may be different for elderly mobile home owners whose space rental increases may outstrip their income.

#### 4.12.2 Lower Low-Income Households (51-80% MFI)

As the following table indicates, lower income elderly renters seem to be the most severely affected. Curiously, non-elderly homeowners have a higher incidence of severe cost burdens. New homeowners are more likely to assume a disproportionate housing cost burden.

**Table 4.0-XXXIV**  
**Ranking Housing Needs of**  
**Other Low-Income Households**

PROBLEM	MOST AFFECTED	SEVERELY AFFECTED	AFFECTED	LEAST AFFECTED
Cost Burden > 30% *	Elderly Renters (66%)	Other Renters (57%)	2-4 Renters (53%)	Elderly Owners (7%)
Cost Burden > 50% *	Other Owners (18%)	Elderly and Other Renters (6%), (6%)	2-4 Renters (4%)	5+ Renters (0%)
Housing Problems	5+ Renters (87%)	Elderly Renters (69%)	2- Renters (65%)	Elderly Owners (7%)

\* "Cost Burden" is defined as the amount of a household's income is paid for housing (i.e., "> 30%" means the household is paying more than 30% of its income for housing).

Source: City of Bellflower Comprehensive Housing Affordability Strategy (CHAS), December 1993; and, 1990 Census Report.

The percentage of households reporting other housing problems seems to bear no direct relationship to the problems of cost burden and overcrowding. It is difficult, at this time, to determine the nature of these "other housing problems."

In the Lower Income category, there appears to be no undue concentration of need based on racial and ethnic group. Elderly renters, whose incomes are generally fixed, are more likely to find themselves with increasing housing costs over the next five years.

Typically, Lower Income households are most vulnerable to changes over a period of time. At any given moment this group may contain young households who are moving up in the income ladder as well as families who are losing ground against rising costs and unemployment. Unless the general economy improves dramatically, increases in this segment are expected.

#### 4.12.3 Moderate-Income Households (Over 80% of the Median Family Income)

While Moderate-Income households in Bellflower are primarily renters, during the past decade a significant increase in homeownership has occurred. Therefore, an analysis of both renters and homeowners is necessary to accurately identify the needs of this income group.

According to the 1990 Census, of the 9,007 owner-occupied households in Bellflower, only 724 (8 percent) earn between 81 and 95 percent of the area's Median Family Income. Of this group, 242 are elderly homeowners. However, only 5.8 percent of these elderly homeowners report housing problems as opposed to more than 48 percent of non-elderly homeowners. While 39 percent of non-elderly households are burdened with housing costs over 30 percent of their income, only 5.8 percent of the elderly homeowners are equally burdened. The cost burden difference is relatively easy to explain; most elderly homeowners have either paid off their homes or have very low payments. The City's many years of concentrated effort to provide rehabilitation assistance to elderly homeowners may account, in part, for the lower incidence of housing problems. The flip-side implication, however, is a signal that the City needs to assist non-elderly owners in this income-group. CDBG funds would not be available for households over 80 percent of median income. The City will need to address this very important fact as soon as its Redevelopment Agency becomes functional. The following table ranks the incidence of housing problems in moderate-income households.

**Table 4.0-XXV**  
**Housing Needs - Median Income Households, 1990**  
**CITY OF BELLFLOWER**

PROBLEM	MOST AFFECTED	SEVERELY AFFECTED	AFFECTED	LEAST AFFECTED
Cost Burden > 30% *	Non-elderly owners (39%)	Elderly renters (35%)	Small related renters (21%)	Elderly owners (7%)
Cost Burden > 50% *		Non-elderly owners (5%)	Elderly owners (2%)	All type renters (0%)
Housing Problems	Large Related renters (84%)	Non-elderly owners (49%)	Small related renters (40%)	Elderly owners (7%)

\* "Cost Burden" is defined as the amount of a household's income is paid for housing (i.e., "> 30%" means the household is paying more than 30% of its income for housing).

Because of the scarcity of large rental units in Bellflower, large households should probably be assisted to move into homeownership. Lenders offering CRA (Community Reinvestment Act) home buyers programs should be focusing their marketing efforts on this group. With interest subsidies and down payment assistance, households in this median family income group should find adequately sized homes more affordable. No significant changes in the availability of larger rental units is foreseen to meet the needs of this renter group, so all efforts must be directed at providing homeownership opportunities. If rental costs continue to outstrip income increases of those on fixed incomes, an increase in the housing cost burden of elderly renters is projected.

Among the median family income segment, there does not appear to be an undue concentration of need among racial and ethnic minorities.

#### 4.12.3 Other Considerations

**Rental Assistance** - The tables above point out the considerable proportion of renters who are severely cost burdened. The City does not currently have any rental assistance program other than the County's Section 8 program. The cost burdens are projected to increase among all renters, but especially for those earning 50 percent or less of the area's median family income. This should also be a focus of any future activity with Redevelopment Agency monies.



**Homeownership** - City staff has consulted three local lenders who now offer Community Reinvestment Act (CRA) home buyers programs. In establishing these programs, banks relied on professional marketing studies which validate our less scientific conclusion about the needs of first-time home buyers. Interest rates have dropped down so dramatically in the last ten years that interest subsidy does not seem to be the primary need at the moment, particularly for those in the moderate income groups. Households in the lower income groups may need interest subsidies to make the purchase truly affordable. But the primary need seems to be in the cash requirement of the purchase - down payments, and closing costs.

**Elderly and Disabled** - Although the elderly population is decreasing, an increase in age-related disabilities as that population becomes frailer is expected. From 1980 to 1990, the population of householders 55 to 64 years old decreased by 20%. Householders 65 to 74 increased slightly (6.5%). But householders 75 years or over increased by about 25%. These households will require help in making their homes adequate to their particular needs.

Social service agencies servicing the disabled, particularly Southern California Center for Independent Living, were consulted for an assessment of the special needs of this group. Transportation was a primary issue. The City of Bellflower sponsors a Dial-A-Ride Program for the elderly and the disabled. The Center operates a van to provide transportation to medical appointments, employment interviews and other vital services to the disabled. The Center provides classes, training and a variety of programs to enhance the quality of life of persons with disabilities. Like most non-profits, the demand for the services far outstrips the resources available.

By far the most numerous special needs group in the City, the elderly have received focused attention during the last ten years. Elderly homeowners have access to deferred rehabilitation loans, senior citizen rehabilitation grants and 45 percent rehabilitation rebates. Elderly renters, however are struggling to keep up with the cost of housing on fixed income. Rental assistance is the primary need of this group. The City also funds four programs to assist elderly in maintaining their independent living situation. Continued and increased funding for these programs is vital.

**Other Projected Changes Which Could Affect Local Needs** - The City does not foresee any major changes in other areas. The bulk of the employment pattern changes caused by recent naval base closures and the downsizing of the aerospace industry has already been felt. The City has no major redevelopment or transportation projects which would cause significant changes in the demographic patterns. The increase in crime and the gradual worsening of the quality of life, if not stemmed, may cause a more rapid flight of the middle class segment, but accurate projections are impossible at this point in time.

**Public and Assisted Housing Residents** - The City does not have any public housing. The one assisted project is an elderly housing effort already discussed.

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## 5.0 ANALYSIS OF HOUSING UNITS AT RISK OF LOSING THEIR AFFORDABLE STATUS

The Housing Preservation Assessment Section of the City of Bellflower 1994 Housing Element has been prepared to address housing projects at risk of losing affordable controls during a ten year planning period. The planning period corresponds with the current Housing Element seven year planning period: July 1, 1989 through June 30, 1996; and an additional three year period from July 1, 1996 through June 30, 1999.

In 1989, an amendment to State Planning Law (Chapter 145, Statutes of 1989, Amended Section 65583 of the Government Code) was passed which mandated that an analysis and program for preserving low income housing be completed by cities and counties. The purpose of the Housing Preservation Assessment Section of the Housing Element is to assess the preservation of assisted housing developments in the City of Bellflower. State law requires that this mandatory inventory and analysis be adopted as part of any City Housing Element adopted after 1992.

The inventory shall include all multi-family rental units which are assisted under any number of Federal Department of Housing and Urban Development (HUD), State, local and/or other programs, and which are:

- \* Eligible to change to non-low income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restriction; and
- \* Eligible within the ten year period following the statutory adoption of the Housing Element Amendment.

In order to assess the projects which could potentially convert to non-low income housing by loss of subsidies, use restrictions, and Federal contracts, the April 1, 1991 updated Inventory of Federally Subsidized Rental Units at Risk of Conversion prepared by the California Housing Partnership Corporation, the California Coalition of Rural Housing and the City conducted a study to identify all existing assisted housing developments including multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant program, local in-lieu fees, and any multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916. The California Department of Housing and Community Development was utilized.

According to this study, Bellflower Friendship Manor was the only identified project at risk of conversion during the ten year planning period which received Federal Assistance. However, due to the number of years (14) remaining on The Bellflower Friendship Manor's Section 236(J)(L)/Section 202 housing project and the fact that they have no



intentions of ever canceling their Section 8 contract with HUD, this project is NOT considered to be at risk of losing its affordable status.

5.1 Projects:

Name/Address of Property Owner:	Bellflower Friendship Manor, Inc. (A Non-Profit Corporation) 9550 Oak Street Bellflower, CA 90706
------------------------------------	--

Type of Governmental Assistance Received:	Section 236(J)(L)/ Section 202
--	-----------------------------------

Earliest Possible Change:	The Section 8 Buy Out Option was available October 25, 1992.
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According to Bellflower Friendship Manor, Inc, they did not exercise their Section 8 Buy Option and have renewed their Section 8 Contract with HUD for another ten years. According to Bellflower Friendship Manor, Inc., their non-profit corporation has no intentions of ever canceling their Section 8 contract.

Total Number of Low-Income Units that could be lost:	72
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Bellflower Friendship Manor is a FHA insured assisted housing project. It has 144 units, 72 of which are rental assisted Section 8 units. A non-profit corporation holds a 40-year, 7% loan of \$3,014,400 which was finalized on July 2, 1974.

5.2 Risk of Conversion

During the next ten years, there is no risk of conversion to market rate rents for the units contained in the Bellflower Friendship Manor.

## 6.0 CONSTRAINTS

Governmental and market constraints both have the potential to affect the City's ability to provide and maintain affordable housing. The City's land use controls, site improvement requirements, building codes and application fees, although developed to ensure quality and sound development, may play a role in limiting the production of affordable housing for all income levels. In addition, requirements (i.e., energy conservation and the American Disabilities Act) mandated by state and federal agencies may initially impede the production of affordable housing.

### 6.1 Governmental Constraints

#### 6.1.1 Land Use Controls

The City's Zoning Ordinance contains standards to ensure that existing and future development is compatible and aesthetically pleasing. Zoning regulations are accepted as necessary mechanisms that protect the less intensive uses, (e.g., residential), from more intensive and often incompatible commercial and industrial uses. By controlling and limiting the location of various land uses (e.g. commercial, industrial, community facilities, and residential) the City's healthy and high quality living environment is protected. In addition to zoning, the City's built out character also determines if, when, where, and how development will occur.

Like most California cities, Bellflower's Zoning Ordinance is the implementation mechanism for the policy criteria set forth in the City's General Plan. The City's Land Use Element of the General Plan and Zoning Ordinance have five designations, which allow for a range of residential densities from low density (0.1 to 4.5 dwelling units per acre) to high density (13.1 to 44 dwelling units per acre).

These City's residential zoning and general plan designations are as follows:

<u>Zone:</u> <sup>1</sup>	<u>Lot Area Required for Each New Dwelling Units</u>
A-E (Agricultural Estate) Zone	9,000 square feet (0.1 to 4.5 units/acre)
A-1 (Agri. Residential) Zone	5,000 square feet (0.1 to 8.7 units/acre)
R-1 (Single Family) Zone	5,000 square feet (0.1 to 8.7 units/acre)
R-2 (Two Family) Zone	3,350 square feet (8.8 to 13.0 units/acre)
R-3 (Multiple Family) Zone	1,980 square feet (13.1 to 22.0 units/acre)
Senior Housing (S-C-H) Zone	(22 to 44 units/acre)

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<sup>1</sup> The City of Bellflower's three "single family" zones (the A-E, A-1, and R-1 zones) are not actually single family zones because they permit an unlimited number of units per parcel, provided there is at least 5,000 square feet of lot area per unit and on-site parking requirements are met. Parcels that do not meet the minimum lot size for additional units, may qualify for additional units under the City's "Granny Flat" provision.



**TABLE 6.0-I**  
**CITY OF BELLFLOWER**  
**SUMMARY OF DEVELOPMENT STANDARDS**

	A-E	A-1	R-1	R-2	R-3	S-C-H
Net lot area	10,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.
Lot width	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Front setback	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.	15 ft.
Side setback	5 ft.	5 ft.	5 ft.	5-8 ft.	5-8 ft.	5-13 ft.
Side street setback	10 ft.	10 ft.	10 ft.	5-8 ft.	5-8 ft.	5-13 ft.
Rear setback	15 ft. or 15-20% of lot depth	15 ft.	15 ft.	5-8 ft.	5-8 ft.	5-13 ft.
Maximum building height	2 stories or 30 ft.	2 stories or 30 ft.	2 stories or 30 ft.	2 stories or 30 ft.	2.5 stories or 35 ft.	3 stories or 40 ft.
Off-street parking (per unit)	2 car garage	2 car garage	2 car garage	2 car garage, 0.5 guest space, 1 for each bedroom over 2 bedrooms	2 car garage, 0.5 guest space, 1 for each bedroom over 2 bedrooms	1.2 spaces
Private open space (per unit)	Not applicable	Not applicable	Not applicable	150 sq.ft. for more than 5 units	150 sq.ft. for more than 5 units	75-100 sq.ft.
Group open space	Not applicable	Not applicable	Not applicable	300-700 sq.ft./unit, add 100 sq.ft. for each bedroom over 3 bedrooms	25% of total land area	2,500 sq.ft., add 50 ft. for each unit over 50 units
Driveway width	10-26 ft.	10-26 ft.	10-26 ft.	12-26 ft.	12-26 ft.	12-26 ft.
Bachelor unit size	1,250-2,500 sq.ft.	950 sq.ft.	950 sq.ft.	500 sq.ft.	500 sq.ft.	450 sq.ft.
1 bedroom unit size	1,250-2,500 sq.ft.	950 sq.ft.	950 sq.ft.	700 sq.ft.	700 sq.ft.	450 sq.ft.
2 bedroom unit size	1,250-2,500 sq.ft.	950 sq.ft.	950 sq.ft.	900 sq.ft.	900 sq.ft.	450 sq.ft.
3 bedroom unit size	1,250-2,500 sq.ft.	950 sq.ft.	950 sq.ft.	1,100 sq.ft., add 150 sq.ft. for each bedroom over 3 bedrooms	1,100 sq.ft., add 150 sq.ft. for each bedroom over 3 bedrooms	450 sq.ft.

Note: The requirements listed above are minimum unless otherwise stated.

Date: December 1994

As discussed previously, most of the City's residentially-zoned land is developed. However, through the development of vacant land, surplus land, and under utilized land, 2,300 housing units could be accommodated under the City's current zoning and General Plan.

During the seven-year time frame of this Housing Element, the City aims to develop all of the 2,239 units required by SCAG's Regional Housing Needs Assessment Model (RHNA). Although, the City has the available and properly zoned land for this goal, accomplishment of it is very unlikely. Since 1990, constraints related to Southern California's depressed housing market and struggling economy have adversely affected Bellflower's housing production rates. During this housing element planning period (July 1, 1989 to December 1993), 457 units were produced. This represents a 20 percent achievement toward reaching the RHNA goal of 2,239.

#### 6.1.2 Fees and Improvements

The City charges various fees for the administration of the zoning ordinance and development processing requirements. The fees and charges are established in amounts sufficient to provide revenue equal to the cost of administration of the adopted Zoning Ordinance and are reasonably and fairly allocated on the basis of burdens imposed and benefits received by persons required to pay such fees and charges. Certain fees are waived by the City for the provision of lower income and senior citizen housing.

The typical processing time for development permits in the City of Bellflower is 4 weeks. In accordance with the requirements of the State of California Permit Streamlining Act, when more than one permit is applied for, these duplicate permits are processed concurrently. This information is provided in the following table:

**TABLE 6.0-II**  
**Development Permits/Fees and Processing**  
**July 1994 CITY OF BELLFLOWER**

APPLICATION/PERMIT	FEE(a)	PROCESSING TIME(b)
General Plan Amendment	\$ 800.00	The processing time for all zoning applications, from time of submittal to approval by the Planning Commission, is <b>4 weeks</b>
Zone Change	\$ 600.00	
Zone Ordinance Text Amendment	\$ 600.00	
Planned Development Permit	\$ 600.00	
Zone Variance	\$ 400.00	
Conditional Use Permit	\$ 400.00	
Environmental Review - Negative Declaration	No Charge	Subdivision and lot split applications are reviewed by Los Angeles County Dept. of Building. Their plan check time is <b>3-4 months</b>
Subdivision	- \$1,400.00	
Lot Split	- \$ 400.00	

- (a) Refer to City of Bellflower City Council Resolution 91-87, "Adjusting Planning and Zoning Fees" August 26, 1991.
- (b) In accordance with the Permit Streamlining Act, when more than one application/permit is applied for, these applications/permits are processed concurrently. The length of time for processing all City zoning applications is about 4 weeks.

The following information relates to other related development fees:

**Parkland Fees**

**No Fee**

**School Fees:**

Bellflower USD\*

No Fee

Downey USD

\$1.65/sq.ft.

ABC USD

No Fee

Paramount USD

\$1.65/sq.ft.

(\*serves over 90 percent of Bellflower)



Table 6.0-III displays a fee summary for a typical 4-unit residential project in Bellflower.

**TABLE 6.0-III  
CITY OF BELLFLOWER  
FEE SUMMARY FOR A TYPICAL (a)  
HIGH DENSITY APARTMENT PROJECT  
(A 4-Unit Multiple Family Project)**

TYPE OF FEE		TOTAL COST	
<u>Planning Fees</u>			
Site Plan Review			No Fee
City Sewer Reconstruction Fee (\$50/unit, no fee for replacement unit)			
			<u>150</u>
	Subtotal	\$	150
<u>Building Fees</u>			
Plan Check			2,718
Building Permit			3,245
Electrical Permit			343
Mechanical Permit			197
Plumbing Permit			386
School Fees:(Bellflower & ABC USD)			<u>No Fee</u>
	Subtotal	\$6,889	
<u>Engineering Fees</u>			
Final Tract Map			166
San. Dist. Sewer Connection			<u>1,600</u>
	Subtotal	\$	1,766
<b>TOTAL FEES \$8,805</b>			
<b>Per Unit \$2,201</b>			

Source: City of Bellflower and Los County Department of Building and Safety, March 1994.

(a) Calculations are based on 22 units to the acre (R-3 Zone) for a 4-unit apartment project; 3,920 total square feet of living area with a 1,000 square feet of garage area. The building valuation is \$49 per square or about \$240,000.

Bellflower is a highly urbanized city and most of it is served by necessary infrastructure, such as streets, sewer, electrical, telephone, and water facilities. Consequently, the land development costs are lower in Bellflower than what exists in less urbanized or rural areas. Some of the typical improvements required of residential developments include: Landscaping on-site, trash enclosures, lighting in off-street parking areas, concrete curbs, replacement/installation of sidewalks, handicap ramps on curb return, and removal and/or replacement of trees.

#### 6.1.3 Building Codes and Enforcement

To regulate the construction features of new development and the maintenance and improvement of housing, the City has adopted the current version of the Uniform Building Codes (UBC), as adopted by the State of California and Los Angeles County.

In regard to housing preservation through code enforcement, the City's main objective is to protect the quality of the housing stock and the health and safety of its citizens. Current code enforcement activities do not attempt to penalize older structures built under less stringent codes. Rather, the City's focus is geared toward activities, such as illegal room additions or garage conversions, which have the potential to create health and safety hazards or unsatisfactory aesthetic situations.

Included in the City's codes affecting residential development are its parking requirements. These are as follows:

Single family dwellings	two enclosed parking spaces
Two family dwellings	two enclosed parking spaces (add'l spaces for guests and add'l bedrooms)
Multiple Family dwellings Senior, emergency or low income housing	reduced parking requirements

#### 6.1.4 Processing Time

Processing time for residential projects varies according to the complexity of the proposal. Typically, a subdivision process (which includes a tract map) takes about 6 to 8 weeks from the date of application submittal. If the project also includes Planning Commission action, all applications are

processed concurrently. Engineering plan check, for a typical and uncomplicated project (such as the one described in Table 6.0-I) in Bellflower, normally takes from two to four weeks. Bellflower's processing time for residential projects is comparable to that of surrounding jurisdictions. The City is sensitive to the fact that costs are incurred by developers while they are "holding land" that is going through governmental approval processes. These costs, are in turn passed on to the home buyer and contribute to rising housing prices.

#### 6.1.5 Energy Conservation

Under current law, the Bellflower Housing Element must include an analysis of opportunities for energy conservation with respect to residential development (Section 65583 (a)(7)).

Regarding new residential development and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way to achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

Opportunities for additional energy conservation practices include the implementation of mitigation measures contained in environmental impact reports prepared on residential projects in the City of Bellflower. The energy consumption impacts of housing development may be quantified within the scope of environmental impact reports, prepared by or for the City of Bellflower. Mitigation measures to reduce energy consumption may be proposed in the appropriate stages of the environmental review process. These mitigation measures, in turn, may be adopted as conditions of project approval. For example, passive design techniques could be encouraged for reducing energy consumption.



The City also recognizes that there are several ways to achieve energy conservation in new and existing housing. Potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports, specific plans, and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design. An evaluation of the potential for energy conservation could be incorporated into the permit and processing procedures of the City. The City does implement Title 24 of the California Administrative Code concerning energy efficiency standards.

## 6.2 Non-Governmental Constraints

Rising costs for renter and owner occupied housing poses problems for a majority of California residents. In particular, persons who do not have stable and substantial monthly incomes (such as lower income and special needs households) and persons just entering the home buyers market are most substantially affected. Overall, decreased opportunities in the housing market have a negative effect on consumers, suppliers (builders), and the economy as a whole.

Factors that affect the cost of housing include: land, materials, labor, and financing. In many cases when the market is characterized by high costs relating to these variables, many existing homeowners choose to rehabilitate their residences instead of "trading up" while other residents may find housing (for rent or purchase) out of their reach.

In addition to the above-described non-governmental constraints, Bellflower's housing production rate has suffered due to significant job losses in the aerospace industry and Southern California's worsening economic conditions. Although the City has the required land supplies to accomplish its RHNA goal (2,239 housing units), since 1990, building productions rates have drastically dropped and foreclosure rates have markedly increased.

### 6.2.1 Vacant Land

The City of Bellflower is virtually built out. Approximately 59.18 acres of residentially-zoned land remains vacant in the City. These vacant residentially-zoned lands have the capability to produce 836 new housing units. Approximately 36 percent of Bellflower's future housing will be built on its currently vacant land. However, once this resource is depleted, Bellflower will be dependant solely on its under utilized parcels to generate future housing units.

## 6.2.2 Construction and Land Costs

Residential construction costs consist of two components: the price of materials and the cost of labor. According to the International Conference of Building Officials (ICBO), single family construction costs currently average about \$61.26 per square foot. This represents over a 100 percent increase since 1980. This cost increase is primarily due to the rising costs of lumber and the salaries of construction professionals.

In accordance with ICBO building valuation data, based upon the cost criterion for a Type V construction, the average construction cost for a 2,600 square foot single family home in Bellflower (@ \$61.26 per square foot) is approximately \$163,626; and the average cost of construction for a typical 4-unit (4,920 square feet) multiple family building (@ \$49.00 per square foot) is approximately \$240,000 or \$60,000 per unit. Land costs and development fees add approximately 30 percent to 40 percent to the overall cost of the units making an average single family home cost about \$207,394 and a typical 4-unit multiple family structure about \$324,000, or \$81,000 per unit.

Land costs play an important role in the rising cost of housing. As building land becomes scarcer, the more valuable the land becomes. With less land, housing suppliers experience more difficulty in providing new housing units and the demand for intensification of existing neighborhoods (increased housing densities) may occur.

## 6.2.3 Cost to Home Buyers

Bellflower's housing is affordable. As of January 1994, the cost for a single family detached home in Bellflower was significantly less than the County average (\$157,000 as compared to \$218,000). Bellflower's good housing stock, close proximity to beaches, freeways, employment centers, and shopping are very attractive attributes for existing and potential homeowners. In addition, the community's good schools and parks all contribute to the City's list of amenities.

It is generally accepted that moderate to high income level housing will not receive most forms of housing assistance, except in the general form of encouragement and support of housing production in Bellflower. In addressing the needs of the low and very low income households, the City alone cannot provide the subsidies required to create housing for these income groups. Moreover, the recent cuts in Federal housing programs leave the City with fewer resources. However, the City of Bellflower will assist to the extent possible in providing incentives which encourage the

production of housing to meet the needs of the low and very low income households, including those in the growing elderly population.

#### 6.2.4 Financing Cost Trends

A survey of mortgage interest rates charged by California's largest financial institutions was published on March 24, 1994. That survey encompassed eight banks and 29 savings and loans. The "fixed" rates, which were quoted for a 30-year loan of less than \$200,000, ranged from 7.25 percent to 8.25 percent. Based on this information, the monthly housing payment (principal and interest), for the median priced Bellflower home (\$157,000), after a 20 percent down payment (\$125,600), at 8.0 percent for 30 years, would be \$922 per month. Property taxes and insurance are additional.

With respect to the availability of financing, State laws have an influence. For instance, State law promotes fair lending practices and investment in all neighborhoods. Under California law, it is against public policy to deny mortgage loans or adversely vary the terms of such loans because of the conditions, characteristics or trends in a neighborhood that are unrelated to the applicants credit history or the value of the real property security offered.

#### 6.2.5 "The Southern California Recession"

As previously discussed, Bellflower's housing production rate has suffered due to significant job losses in the aerospace industry and Southern California's worsening economic conditions. Although the City has the required land supplies to accomplish its RHNA goal (2,239 housing units), since 1991, building productions rates have drastically dropped and foreclosure rates have markedly increased.

Table 6.0-II displays citywide residential foreclosure rates since 1991. As this table indicates, foreclosure rates have significantly increased in Bellflower since 1991. This data is important because it shows the impact of Southern California's worsening economy on the local housing market. In essence, even if housing is available, an adequate supply of jobs is still a perquisite for a healthy housing market.



TABLE 6.0-IV  
CITY OF BELLFLOWER  
RESIDENTIAL FORECLOSURE RATES: 1991 TO FEBRUARY 1994

	1991	1992	1993	JAN. TO FEB. 1994	TOTAL
NUMBER OF RESIDENTIAL PROPERTIES FORECLOSED	6	9	54	12	81

Source: Chicago Title Company, Rosemead, CA, March 1994.

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APPENDIX A

CITY OF BELLFLOWER  
UNDER-UTILIZED PARCEL STUDY (UUPS)  
APRIL 1994

APPENDIX A  
CITY OF BELLFLOWER HOUSING ELEMENT  
UNDER-UTILIZED PARCEL STUDY (LUPS)  
APRIL 1994

In accordance with Government Code Section 65583 (3), each California city and county is required to conduct an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites," as part of the housing element of their general plan.

Accordingly, during December 1993 and January 1994 City staff conducted a parcel-by-parcel inventory of its residentially-zoned, vacant, and under-utilized areas<sup>1</sup>.

As of March 1994, there were only 59.18 acres of vacant residentially-zoned land in Bellflower. Based upon existing zoning, when built out, these vacant parcels will add 896 additional housing units to the City's housing stock. However, the majority of Bellflower's future housing units will be built in its under-utilized areas. Under the City's current residential zoning regulations, it is estimated that the recycling of these under-utilized residential areas will produce 1,237 new units.<sup>2</sup>

Variables affecting build out, such as mortgage interest rates and market conditions, are out of the City's control and it is not known when Bellflower's final build out will be achieved.

The purpose of the Survey was twofold:

- 1) to identify the areas where future multiple family development is expected to occur during the next two decades, and
- 2) to determine the City's ultimate build-out potential (resulting population increase, based upon persons per household).

### 5.1 Survey Design Criteria

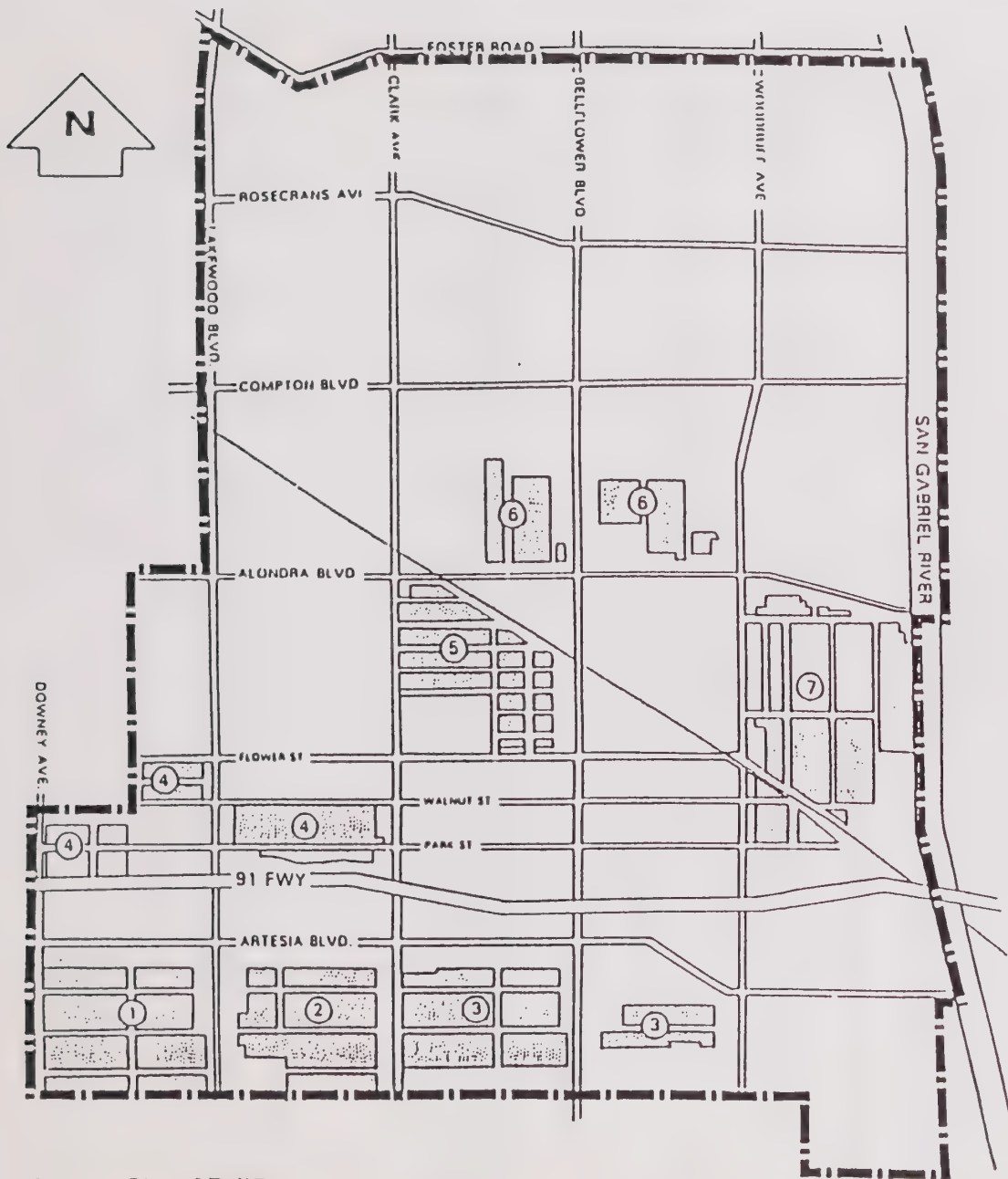
Review of Bellflower's residentially-zoned lands and its existing housing patterns identified seven areas ("Study Areas"), totalling 508.8 acres, which contained under-utilized and/or vacant parcels. These areas are indicated on Figure A-1, "Key Map: Under-Utilized Areas."

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<sup>1</sup> For the purpose of this survey, "under-utilized" is defined as those parcels and/or areas having development potential or the ability to accommodate additional housing units on-site under zoning standards.

<sup>2</sup> "New" units are the dwelling units gained as the result of development and does not include replacement units.





Source: City of Bellflower, 1994



# GENERAL PLAN HOUSING ELEMENT 1989 - 1996

## LEGEND

(#) Denotes UUPS Study Area

Keymap -  
Under Utilized  
Parcel Study (UUPS)  
February 1994

FIGURE A-1

Data was collected for the Survey's study areas in the following way:

- 1) **Field Work:** The existing number of on-site dwelling units by type were inventoried. In addition, field work included the identification of other land uses in the study area, lot sizes, and general land use characteristics.
- 2) **Aerial Maps, and Assessor's Maps and Records:** Field data was cross-checked with assessor's maps and records, and aerial maps.

From the data collected, the build-out potential was calculated for each Study Area's under-utilized or vacant parcels. The maximum number of potential dwelling units was calculated for each parcel using following density standards:

<u>Zone</u>	<u>Lot Area Required for Each New Dwelling Unit</u>
R-2 (Two Family Zone)	3,350 square feet (13 units/acre)
R-3 (Multiple Family) Zone	1,980 square feet (22 units/acre)

It should be noted that each Study Area's calculated build-out potential incorporates the number of new units gained plus any existing on-site units replaced as a result of development. The result is the total potential on-site dwelling units.

When calculating each Study Area's build-out potential, all existing units (including existing built-out and over-built parcels) were added to all potential on-site units. The Study did not evaluate any loss of units which could occur if over-built parcels were redeveloped under the City's current and less dense zoning standards.<sup>3</sup> In essence, the study evaluated the most realistic housing scenario: "all over built multiple family parcels would remain unchanged, while under-utilized and vacant parcels would develop in accordance with permitted zoning densities."

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<sup>3</sup> On \_\_\_\_ 19\_\_, in accordance City Council Resolution # \_\_\_\_, the City of Bell increased the area required for each dwelling unit in the R2 and R3 zone from \_\_\_\_ units an acre to \_\_\_\_ units an acre. As a result of the action, many existing multiple family residential projects (built under the previously higher density standards) became legal non-conforming uses.

## 5.2 Survey Summary

The UUPS identified seven areas in the City which have residential development potential. These areas are shown on Figure A-1, the "Under Utilized Parcel Study: Key Map". Based upon current zoning standards, when built out, these seven areas have the potential to add 6,013 new housing units to the City's existing housing stock. Tables 5.0-I through 5.0-VII display data pertaining to each study area's existing and potential housing composition by type and density.

In addition to the seven study areas analyzed in the UUPS, there is an approved 27 unit single family residential subdivision located adjacent to the west bank of the San Gabriel River and north of Rosecrans Avenue (Tentative Tract Map No. 46558). If constructed, these 27 single family homes would be in addition to the 6,013 potential housing units identified in the UUPS.

## 5.3 Study Area Data

### STUDY AREA #1:

Study Area #1 contains 81.3 acres and its boundaries are shown on Figure A-1. Study Area #1, located in Bellflower's high growth area, is generally located south of Flower Street and west of Lakewood Boulevard. Study Area #1 is characterized by mixture of residential uses which include single family homes on small R-2 zoned and larger A-1<sup>4</sup> and R-3 zoned parcels, duplexes, and multiple family/apartment buildings. The existing building density in Study Area #1 is 9.3 units to the acre.

There are 216 existing parcels and 759 dwelling units in Study Area #1. Of the Study Area's existing dwelling units, 59 (7.8 percent) are single family; 205 (27 percent) are situated on parcels containing two to four units; and 495 (65.2 percent) are situated on parcels containing five or more units. There is one vacant parcel in Study Area #1 and five parcels are occupied by miscellaneous non-residential uses such as churches and a private school. The average lot size in Study Area #1 is .4 acres, or 16,408 square feet.

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<sup>4</sup> Numerous residential parcels, which are designated for R-2, medium density development and R-3, high density development on Bellflower's General Plan, are currently zoned A-1 (Agricultural-Residential). The A-1 Zone corresponds to the City's Low Density General Plan Designation (0.1 to 4.5 units/acre). The City intends to correct these inconsistent zoning/general plan situations as part of its comprehensive general plan update.



City of Bellflower Housing Element  
Under-Utilized Parcel Study (UUPS)  
April 1994

According to field investigations, of the 216 parcels in Study Area #1, 109 (50.5 percent) are currently built out (no new units can be added).

Table 5.0-I displays data pertaining to Study Area #1's build out potential. Of Study Area #1's existing under-utilized parcels, 59 parcels contain single-family homes that, when redeveloped, could produce a total of 151 multiple-family dwelling units. An additional 102 housing units could be added to the areas's existing 205 units contained in buildings of two to four housing units for a total of 307 units. On parcels containing five units or more, 140 additional units could be added to the existing 495 units. When developed, Study Area #1's one vacant parcel could yield 5 additional units. If ever redeveloped, Study Area #1's existing non-residential uses (i.e., churches, etc.) could yield 42 units.

Overall, 339 additional units (44.7 percent increase) could be added to Study Area #1's existing 759 units, for a total potential build out of 1,098 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 339 additional dwelling units in Study Area #1 would add 915 new persons (44.7 percent increase) to the area's existing 2,049 persons, for a total population of 2,964 persons.

Table 5.0-I

Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #1  
City of Bellflower

	Single Family	Multiple Family (1)		Vacant Lots	Totals
		2-4	5+		
Number of Existing Dwelling Units	59	205	495	0	759
Estimated Number of Multiple Family Dwelling Units Gained (2)	92	102	140	5	339
Total Potential Multiple Family Dwelling Units (4)	151	307	635	5	1,098 (+44.7% increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) A total of 5 units can be gained on an existing vacant lot.
- (4) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: City of Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

January 1993

## STUDY AREA #2

Study Area #2 contains 53.8 acres and its boundaries are shown on Figure A-1. Study Area #2, also located in Bellflower's high growth area, is generally located south of Flower Street, east of Lakewood Boulevard and west of Clark Avenue. Study Area #2 is characterized by mixture of residential uses which include single family homes on small R-2 zoned and larger A-1 and R-3 zoned parcels, duplexes, and multiple family/apartment buildings. The existing building density in Study Area #2 is 11.4 units to the acre.

There are 158 existing parcels and 612 dwelling units in Study Area #2. Of the Study Area's existing dwelling units, 79 (12.9 percent) are single family; 67 (10.9 percent) are situated on parcels containing two to four units; and 466 (76.2 percent) are situated on parcels containing five or more units. There are no vacant parcels in Study Area #2 and one parcel is occupied with a church. The average lot size in Study Area #2 is .3 acres, or 15,022 square feet.

According to field investigations, of the 158 parcels in Study Area #2, 105 (66.5 percent) are currently built out (no new units can be added).

Table 5.0-II displays data pertaining to Study Area #2's build out potential. Of Study Area #2's existing under-utilized parcels, 79 parcels contain single-family homes that, when redeveloped, could produce a total of 123 multiple-family dwelling units. An additional 29 housing units could be added to the areas's existing 67 units contained in buildings of two to four housing units for a total of 96 units. On parcels containing five units or more, 19 additional units could be added to the existing 466 units. If ever redeveloped, Study Area #2's existing non-residential use (i.e., a church) could yield 11 units.

Overall, 92 additional units (15.0 percent increase) could be added to Study Area #2's existing 612 units, for a total potential build out of 704 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 92 additional dwelling units in Study Area #2 would add 248 new persons (15.0 percent increase) to the area's existing 1,652 persons, for a total population of 1,900 persons.



Table 5.0-II

Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #2  
City of Bellflower

	Single Family	Multiple Family (1) 2-4      5+		Vacant Lots	Totals
Number of Existing Dwelling Units	79	67	466	0	612
Estimated Number of New Multiple Family Dwelling Units (2)	44	29	19	0	92
Total Potential Multiple Family Dwelling Units (3)	123	96	485	0	704 (+15.0% Increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of New Dwelling Units" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

### STUDY AREA #3:

Study Area #3 contains 67.9 acres and its boundaries are shown on Figure A-1. Study Area #3, also located in Bellflower's high growth area, is generally located south of Flower Street east of Ardmore Street and west of Ibbetson Avenue. Study Area #3 is characterized by mixture of residential uses which include single family homes on small R-2 zoned and larger A-1 and R-3 zoned parcels, duplexes, and multiple family/apartment buildings. The existing building density in Study Area #3 is 10.5 units to the acre.

There are 136 existing parcels and 713 dwelling units in Study Area #3. Of the Study Area's existing dwelling units, 37 (5.2 percent) are single family; 85 (11.9 percent) are situated on parcels containing two to four units; and 591 (82.9 percent) are situated on parcels containing five or more units. There are no vacant parcels in Study Area #3 and several parcels are occupied with miscellaneous non-residential uses (i.e., a church, a school, a transmission repair shop, a hospital, etc.) The average lot size in Study Area #3 is .5 acres, or 21,748 square feet.

According to field investigations, of the 136 parcels in Study Area #3, 83 (61.0 percent) are currently built out (no new units can be added).

Table 5.0-III displays data pertaining to Study Area #3's build out potential. Of Study Area #3's existing under-utilized parcels, 37 parcels contain single-family homes that, when redeveloped, could produce a total of 83 multiple-family dwelling units. An additional 53 housing units could be added to the areas's existing 85 units contained in buildings of two to four housing units for a total of 138 units. On parcels containing five units or more, 29 additional units could be added to the existing 591 units. If ever redeveloped, Study Area #3's existing non-residential uses could yield additional housing units.

Overall, 128 additional units (18.0 percent increase) could be added to Study Area #3's existing 713 units, for a total potential build out of 841 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 128 additional dwelling units in Study Area #3 would add 345 new persons (18.0 percent increase) to the area's existing 1,925 persons, for a total population of 2,270 persons.

Table 5.0-III  
Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #3  
City of Bellflower

	Single Family	Multiple Family (1) 2-4 5+		Vacant Lots	Totals
Number of Existing Dwelling Units	37	85	591	0	713
Estimated Number of Multiple Family Dwelling Units Gained (2)	46	53	29	0	128
Total Potential Multiple Family Dwelling Units (3)	83	138	620	0	841 (18.0% increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

January 1993



#### STUDY AREA #4:

Study Area #4 contains 65 acres and its boundaries are shown on Figure A-1. Study Area #4, also located in Bellflower's high growth area, is generally located south of Flower Street, east of Downey Avenue and west of Clark Avenue. Study Area #4 is characterized by mixture of residential uses which include single family homes on small R-2 zoned and larger A-1 and R-3 zoned parcels, duplexes, and multiple family/apartment buildings. The existing building density in Study Area #4 is 13 units to the acre.

There are 222 existing parcels and 843 dwelling units in Study Area #4. Of the Study Area's existing dwelling units, 104 (12.3 percent) are single family; 162 (19.3 percent) are situated on parcels containing two to four units; and 577 (68.4 percent) are situated on parcels containing five or more units. There are one vacant parcel in Study Area #4 and one parcel occupied with a church. The average lot size in Study Area #4 is .3 acres, or 12,744 square feet.

According to field investigations, of the 222 parcels in Study Area #4, 112 (50.5 percent) are currently built out (no new units can be added).

Table 5.0-IV displays data pertaining to Study Area #4's build out potential. Of Study Area #4's existing under-utilized parcels, 104 parcels contain single-family homes that, when redeveloped, could produce a total of 215 multiple-family dwelling units. An additional 69 housing units could be added to the area's existing 162 units contained in buildings of two to four housing units for a total of 231 units. On parcels containing five units or more, 10 additional units could be added to the existing 577 units. If ever redeveloped, Study Area #4's existing church use could yield 10 additional housing units.

Overall, 193 additional units (22.9 percent increase) could be added to Study Area #4's existing 843 units, for a total potential build out of 1,036 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 193 additional dwelling units in Study Area #4 would add 521 new persons (22.9 percent increase) to the area's existing 2,276 persons, for a total population of 2,797 persons.

Table 5.0-IV  
Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #4  
City of Bellflower

	Single Family	Multiple Family (1)		Vacant Lots	Totals
		2-4	5+		
Number of Existing Dwelling Units	104	162	577	0	843
Estimated Number of Multiple Family Dwelling Units Gained (2)	111	69	10	3	193
Total Potential Multiple Family Dwelling Units (3)	215	231	587	3	1,036 (22.9% increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

January 1993

#### STUDY AREA #5:

Study Area #5 contains 52.3 acres and its boundaries are shown on Figure A-1. Study Area #5, is generally located north of Flower Street, east of Clark Avenue and west of Bellflower Boulevard. Due to the smaller lots in Study Area #5, it is more dense than Study Areas #1-4. Its residential uses are mixed and include single family homes on small R-2 zoned and larger A-1 and R-3 zoned parcels, duplexes, and some multiple family/apartment buildings. The existing building density in Study Area #5 is 16.4 units to the acre.

There are 346 existing parcels and 860 dwelling units in Study Area #5. Of the Study Area's existing dwelling units, 146 (17 percent) are single family; 436 (50.7 percent) are situated on parcels containing two to four units; and 278 (32.3 percent) are situated on parcels containing five or more units. There are no vacant parcels in Study Area #5 and several parcels are occupied churches and one parcel is occupied with an office building. The average lot size in Study Area #5 is .15 acres, or 6,587 square feet.

According to field investigations, of the 346 parcels in Study Area #5, 164 (47.4 percent) are currently built out (no new units can be added).

Table 5.0-V displays data pertaining to Study Area #5's build out potential. Of Study Area #5's existing under-utilized parcels, 146 parcels contain single-family homes that, when redeveloped, could produce a total of 372 multiple-family dwelling units. An additional 56 housing units could be added to the areas's existing 436 units contained in buildings of two to four housing units for a total of 492 units. On parcels containing five units or more, 3 additional units could be added to the existing 278 units. If ever redeveloped, Study Area #5's existing church and office uses could yield about 30 additional housing units.

Overall, 285 additional units (33.1 percent increase) could be added to Study Area #5's existing 860 units, for a total potential build out of 1,145 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 285 additional dwelling units in Study Area #5 would add 769 new persons (33.1 percent increase) to the area's existing 2,322 persons, for a total population of 3,091 persons.



Table 5.0-V  
Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #5  
City of Bellflower

	Single Family	Multiple Family (1) 2-4      5+		Vacant Lots	Totals
Number of Existing Dwelling Units	146	436	278	0	860
Estimated Number of Multiple Family Dwelling Units Gained (2)	226	56	3	0	285
Total Potential Multiple Family Dwelling Units (3)	372	492	281	0	1,145 (33.1 % increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

#### STUDY AREA #6:

Study Area #6 contains 53.2 acres and its boundaries are shown on Figure A-1. Study Area #6, is generally located north of Alondra Boulevard, east and west of Bellflower Boulevard. Study Area's #6's residential uses are mixed and include single family homes on small R-2 zoned and larger A-1 zoned parcels. There are some R-3 zoned parcels in Study Area #6. Other residential uses include duplexes and multiple family/apartment buildings of varying densities. Overall, the existing building density in Study Area #6 is 7.3 units to the acre.

There are 151 existing parcels and 387 dwelling units in Study Area #6. Of the Study Area's existing dwelling units, 58 (14.9 percent) are single family; 162 (41.9 percent) are situated on parcels containing two to four units; and 167 (43.2 percent) are situated on parcels containing five or more units. There are two vacant parcels in Study Area #6 and several parcels re occupied with churches and other nonresidential uses. The average lot size in Study Area #6 is .35 acres, or 15,341 square feet.

According to field investigations, of the 151 parcels in Study Area #6, 70 (46.4 percent) are currently built out (no new units can be added).

Table 5.0-VI displays data pertaining to Study Area #6's build out potential. Of Study Area #6's existing under-utilized parcels, 58 parcels contain single-family homes that, when redeveloped, could produce a total of 111 multiple-family dwelling units. An additional 24 housing units could be added to the areas's existing 162 units contained in buildings of two to four housing units for a total of 186 units. On parcels containing five units or more, 8 additional units could be added to the existing 167 units. When developed, Study Area #6's two vacant lots could produce 5 housing units under current zoning. If ever redeveloped, Study Area #6's nonresidential uses could yield about 12 additional housing units.

Overall, 90 additional units (23.3 percent increase) could be added to Study Area #6's existing 387 units, for a total potential build out of 477 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 90 additional dwelling units in Study Area #6 would add 243 new persons (23.3 percent increase) to the area's existing 1,044 persons, for a total population of 1,287 persons.

Table 5.0-VI  
Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #6  
City of Bellflower

	Single Family	Multiple Family (1)		Vacant Lots	Totals
		2-4	5+		
Number of Existing Dwelling Units	58	162	167	0	387
Estimated Number of Multiple Family Dwelling Units Gained (2)	53	24	8	5	90
Total Potential Multiple Family Dwelling Units (3)	111	186	175	5	477 (+23.2% increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.



## STUDY AREA #7

Study Area #7 contains 135.3 acres and its boundaries are shown on Figure A-1. Study Area #7, is generally located south of Alondra Boulevard and east of Woodruff Avenue. All of the parcels in Study Area #7 are zoned A-E (Residential Agricultural Estate). Study Area #7 is characterized by its large lots (average lot size is 14,405 square feet) and its rural character (many homes have horses and livestock). Unlike the City's R-2 and R-3 zones, the A-E zone requires 9,000 square feet of lot area per dwelling unit. In most cases, Study Area #7's development potential will occur when second units are added to parcels containing an existing single family housing unit. The existing building density in Study Area #7 is 4.4 units to the acre.

There are 409 existing parcels and 602 dwelling units in Study Area #7. Of the Study Area's existing dwelling units, 268 (44.5 percent) are single family; 238 (39.5 percent) are situated on parcels containing two to four units; and 96 (15.9 percent) are situated on parcels containing five or more units. There are two vacant parcels in Study Area #7 and several parcels are occupied various nonresidential uses.

According to field investigations, of the 409 parcels in Study Area #7, 299 (73.1 percent) are currently built out (no new units can be added).

Table 5.0-VII displays data pertaining to Study Area #7's build out potential. Of Study Area #7's existing under-utilized parcels, 268 parcels contain single-family homes that the potential to accommodate 90 additional dwelling units. An additional 14 housing units could be added to the area's existing 238 units contained in buildings of two to four housing units for a total of 252 units. On parcels containing five units or more, no additional units can be added to the existing 96 units. If ever developed, Study Area #7's two vacant lots could yield six additional housing units under current zoning standards.

Overall, 110 additional units (18.3 percent increase) could be added to Study Area #7's existing 602 units, for a total potential build out of 712 units.

According to the California Department of Finance's January 1, 1993 estimates, Bellflower had 2.7 persons per household. Using the 2.7 persons per household figure, 110 additional dwelling units in Study Area #7 would add 297 new persons (18.3 percent increase) to the area's existing 1,625 persons, for a total population of 1,922 persons.

Table 5.0-VII  
Total Existing and Potential Multiple-Family Dwelling Units  
Study Area #7  
City of Bellflower

	Single Family	Multiple Family (1) 2-4      5+		Vacant Lots	Totals
Number of Existing Dwelling Units	268	238	96	0	602
Estimated Number of Multiple Family Dwelling Units Gained (2)	90	14	0	6	110
Total Potential Multiple Family Dwelling Units (3)	358	252	96	6	712 (18.3% increase)

- (1) Number of dwelling units indicated are located on properties containing 2-4 and 5+ dwelling units.
- (2) "Estimated Number of Dwelling Units Gained" represents the number of new multiple-family dwelling units gained and does not include replacement dwelling units.
- (3) "Total Potential Dwelling Units" represents the total number of dwelling units (replacement and new dwelling units).

Source: Bellflower Planning Department, Los Angeles County Assessor's records and maps and field investigations, December 1993.

#### 5.4 Summary: Under Utilized Parcel Survey

As Table 5.0-VIII indicates, once built out under current zoning standards, Bellflower's seven growth potential areas will add 1,237 multiple family dwelling units to the City's existing housing stock. These multiple family units will be located in complexes containing two or more units. Based upon 2.7 persons per household, these units will add 3,338 persons to the City's existing population.

Study Areas #1-4, all of which are located south of Flower Street, are considered Bellflower's "high growth" potential areas. Within these four study areas, the City expects the largest of amount of "recycling" (i.e., single family homes on larger A-1, R-2, and R-3 lots to be replaced by multiple family housing units). In particular, when built out, Study Area #1 will add 339 new units to the City's existing housing stock. All told, Study Areas #1-4 have the potential, under current zoning standards, to add 752 new units to the City's existing housing stock. Overall, 60.8 percent of the City's residential growth potential exists in Study Areas #1-4.

As previously discussed, in addition to the seven study areas analyzed in the UUPS, there is an approved 27 unit single family residential subdivision located adjacent to the west bank of the San Gabriel River and north of Rosecrans Avenue (Tentative Tract Map No. 46558). If constructed, these 27 single family homes would be in addition to the 1,237 potential housing units identified in the UUPS.

Study Area #5 has the potential to add 285 dwelling units, a 33.1 percent increase. Study Areas #6 and #7 have the lowest development potential, 90 and 110 dwelling units each.



Summary of Total Dwelling Units/Population/Development Potential  
Study Areas #1-#6  
Study of Under Utilized Parcels  
City of Bellflower  
January 1994

	TOTAL DWELLING UNITS, 1994 Existing and Potential			TOTAL POPULATION, 1994 (1)		
	1993 (Exist.)	Potential (Net)	TOTALS (% Chg)	1993 (Exist.)	Potential (Net)	TOTALS (% Chg)
STUDY AREA #1	759	339	1,098 +44.7%	2,049	915	2,964 +44.7%
STUDY AREA #2	612	92	704 +15.0%	1,652	248	1,900 +15.0%
STUDY AREA #3	713	128	841 +18.0%	1,925	345	2,270 +18.0%
STUDY AREA #4	843	193	1,036 +22.9%	2,276	521	2,797 +22.9%
STUDY AREA #5	860	285	1,145 +33.1%	2,322	769	3,091 +33.1
STUDY AREA #6	387	90	477 +23.3%	1,044	243	1,287 +23.3%
STUDY AREA #7	602	110	712	1,625	297	1,922 +18.3%
TOTALS:	4,776	1,237	6,013 +25.9%	12,893	3,338	16,231 +25.9%

(1) Based on 2.7 persons per household, in accordance with the California Department of Finance Population Estimates, dated January 1, 1993.

Source: Bellflower Planning Department, Los Angeles County Assessor's maps and records; 1990 Census data, December 1993.

	TOTAL DWELLING UNITS, 1993 Existing and Potential			TOTAL POPULATION, 1993 (1)		
	1993 (Exist.)	Potential (Net)	TOTALS (% Chg)	1993 (Exist.)	Potential (Net)	TOTALS (% Chg)
STUDY AREA #1	759	339	1,098 +44.7%	2,049	915	2,964 +44.7%
STUDY AREA #2	612	92	704 +15.0%	1,652	248	1,900 +15.0%
STUDY AREA #3	713	128	841 +18.0%	1,925	345	2,270 +18.0%
STUDY AREA #4	843	193	1,036 +22.9%	2,276	521	2,797 +22.9%
STUDY AREA #5	860	285	1,145 +33.1%	2,322	769	3,091 +33.1
STUDY AREA #6	387	90	477 +23.3%	1,044	243	1,287 +23.3%
STUDY AREA #7	602	110	712	1,625	297	1,922 +18.3%
TOTALS:	4,776	1,237	6,013 +25.9%	12,893	3,338	16,231 +25.9%

(1) Based on 2.7 persons per household, in accordance with the California Department of Finance Population Estimates, dated January 1, 1993.

Source: Bellflower Planning Department, Los Angeles County Assessor's maps and records; 1990 Census data, December 1993.

**CITY OF BELLFLOWER  
HOUSING ELEMENT  
1989 -1996**

**POLICY DOCUMENT**

**GOALS, POLICIES, QUANTIFIED OBJECTIVES, AND  
IMPLEMENTATION PROGRAMS**





# HOUSING ELEMENT



## HOUSING GOALS, POLICIES, QUANTIFIED OBJECTIVES, AND IMPLEMENTATION PROGRAMS

The City's Housing Element is a work plan for policy makers and staff. According to State law, the purpose of this work plan is to assist city officials with their job of ensuring that the community's different housing needs are met.

The information contained in Sections 3.0, 4.0, 5.0, and 6.0 of the Background Technical Report (BTR) was used by policy makers and citizens during early 1994 to formulate the City-specific housing goals, policies, and quantified objectives contained in this policy portion of the General Plan.

In developing its housing goals, policies, and objectives, the City of Bellflower approached the task with the following three areas of focus in mind:

- 1) Preservation and Improvement of Existing Housing Stock: Preservation of the City's existing housing stock is vital. Rehabilitation of both rental and owner occupied units must continue to be a main focus.
- 2) Housing Production: The City is committed to the development of new housing on sites suitable for residential use and to expanding the supply and choice of units available.
- 3) Housing Assistance: The City is committed to assisting lower income and special needs households and ensuring housing is provided for all economic groups.

The following information presents the City's housing goals, policies, and quantified objectives. Section 8.0 of the Housing Element, identified as "Housing Programs", describes the activities that the City has or will undertake to achieve its goals, policies, and quantified objectives.

### 1.0 Housing Goals, Policies, and Quantified Objectives

#### 1.1 Preservation and Improvement of Existing Housing Stock:

The State of California has made housing preservation and conservation a Statewide priority. In 1990, over 50 percent of the Bellflower's housing stock was over 30 years of age. The majority (over 60 percent) of the City's housing stock is renter occupied. In many cases, these structures have suffered from deferred maintenance, absentee landlords, and management difficulties.

Goals

- . Preserve and upgrade existing housing stock.
- . Maintain and improve neighborhood environments to promote and preserve an excellent quality of life for all Bellflower residents.

Policies

- . Encourage the maintenance and rehabilitation of existing owner and renter occupied housing units.
- . Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of the deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.
- . Take action to promote the removal and replacement of those substandard units which cannot be rehabilitated.
- . Sustain a high standard of maintenance for all publicly owned property.
- . Investigate and pursue programs and funding sources available to assist in the improvement of residential property.
- . Continue the grant and deferred payment loan program for the rehabilitation of residences owned by lower income households.
- . Continue to monitor housing conditions throughout the City in order to expand existing rehabilitation efforts as necessary.
- . Continue outreach advertising of rehabilitation loan program to the public in order to increase program effectiveness.
- . Review all changes in zoning standards or General Plan designations to determine the cumulative impact on community facilities and municipal services.
- . Continue public facilities improvements where needed and particularly in the City's target "neighborhood improvement" areas.
- . Utilize the City's General Plan and Zoning Ordinance to prevent the encroachment of incompatible uses into established residential areas.

Objectives:

Rehabilitate 300 to 400 housing units over the seven year effective period of this Housing Element (1989 to 1996) through both owner reinvestment and government assisted programs.

Through its housing rehabilitation program (deferred and low interest loans, and grants), the City aims to assist 20 to 25 households per year, or 140 to 175 for the current seven-year Housing Element period.

Process and resolve 800 to 1,000 zoning and building code enforcement violations during this Housing Element period (1989 to 1996).

Assist two targeted "neighborhood improvement" areas in cleaning up its streets and yards and making general repairs to housing units.

Conserve 4,000 housing units through homeowner reinvestment and remodeling during this Housing Element period (1989 to 1996).

1.2 Housing Production

In order to meet the City's anticipated housing demands, it is necessary to develop new housing on sites suitable for residential use. Currently, the City has adequately zoned land and vacant land resources to exceed the housing production goal (2,239 new housing units) set by SCAG in the Regional Housing Needs Assessment.

Due to the high cost of home ownership, most households can not afford to purchase a home in Southern California. However, through its zoning and policy mechanisms, the City of Bellflower has facilitated the construction of affordable owner occupied housing units. Between 1980 and 1990, the City added 631 new attached single family units to its housing inventory. Between 1980 and 1990, home ownership of the City's single family attached units increased from 20.6 percent (180 homeowners) to 36.2 percent (537 homeowners).

In the area of producing affordable market rate rental housing, the City scores high. Between 1980 and 1990, 1,118 multiple family housing units were produced in Bellflower. According to the 1990 Census, over 95 percent of these multiple family housing units were renter occupied and 94.3 percent of Bellflower's rental housing stock was affordable to lower income households (see Table 4.0-XIII. This is based on households earning 80 percent or less of Los Angeles County's median income (\$43,000) and spending up to 30 percent of their income on housing.



In establishing the City's housing production goals, policies, and quantified objectives, factors such as market constraints and the current state of Southern California's economy were considered. These adopted goals, policies, and quantified objectives reflect Bellflower's desire to preserve the above-described accomplishments and to continue to produce housing in numbers, type, density, and other qualities of importance to its residents.

### Goals

- Produce enough housing to meet the identified needs of the community while maintaining and providing a high quality of life for all residents.
- Develop the maximum number of new housing units possible to meet the City of Bellflower's regional housing needs responsibilities.
- Ensure all new housing developments achieve compliance with energy conservation measures.

### Policies

- Use the Land Use Element of the General Plan and the Zoning Ordinance to ensure the availability of adequate sites for a variety of housing types.
- Ensure the compatibility of residential areas with surrounding uses through the separation of incompatible uses, construction of adequate buffers and other land use controls.
- Encourage the infilling of vacant residentially-zoned land.
- Encourage the recycling of under utilized residential land, where such recycling is consistent with established land use plans.
- Ensure that all residential areas are provided with adequate public facilities and services.
- Ensure that adequate, freely accessible open space is provided within reasonable distance of all community residents.
- Direct the construction of low and moderate income housing to sites with adequate services and facilities.
- Maintain a listing of vacant and under utilized sites suitable for housing purposes.

- . Encourage the use of innovative land use techniques and construction methods to minimize housing costs without compromising basic health, safety and aesthetic considerations.
- . Provide incentives or otherwise encourage the private development of new affordable housing for low and moderate income households.
- . Investigate and pursue programs and funding sources designated to expand housing opportunities for low and moderate income households, including the elderly and handicapped, especially in the area of home ownership.
- . Facilitate the construction of low and moderate income housing to the fullest extent possible.
- . Periodically reexamine local building and zoning codes for possible amendments to reduce construction costs without sacrificing basic health and safety considerations.
- . Establish and implement procedures for the provision of density bonuses or other incentives for housing developments incorporating low and moderate income units.
- . Assist private developers, both profit and nonprofit, in securing funding for the construction of affordable housing through the Section 8 New Construction, CHFA Direct Lending, Los Angeles County Mortgage Revenue Bond and other relevant programs.
- . Where feasible, reduce or waive permit fees and adjust zoning requirements in order to facilitate the construction of affordable low and moderate income housing.
- . Continue to assist residents with weatherization and energy conservation improvements to their homes.

#### Quantified Objectives

- . Preserve residential land, at appropriate densities, to ensure the City of Bellflower can continue to meet the housing needs of all its residents.

Achieve the housing production goal (2,239 housing units)<sup>1</sup> identified by the SCAG Regional Housing Needs Assessment.

### 1.3 Housing Assistance

The preservation of existing and provision of new affordable housing opportunities for all economic sectors is critical. In particular, the City desires to maintain an adequate supply of affordable rental and home ownership opportunities. Senior citizens, first time home buyers, renters, and lower income individuals (disabled and female headed households) all rely on the City's supply of affordable housing units.

The City of Bellflower acknowledges that there are unmet housing assistance needs in the community and the City has taken a proactive stand to ensure it provides its share of affordable housing. On a yearly basis, the City budgets its CDBG funds for the maintenance of existing housing and the funding of programs that produce and improve affordable housing.

In this section of the Housing Element, it is the City's intent to establish goals, policies, and objectives which preserve its accomplishments and enables it to meet its housing assistance goals.

#### Goals

Ensure there is a balanced range of housing options that are available to all economic segments in Bellflower.

To the maximum extent possible, meet the housing assistance needs of Bellflower residents.

Ensure that existing mobile home parks meet all state codes and provide safe, decent, and sanitary housing.

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<sup>1</sup> As discussed in this section and Section 4.0, "Housing Needs and Resources", the City of Bellflower currently has an adequate supply of residentially zoned and vacant land to exceed its SCAG Regional Housing Needs Assessment goal of 2,239 new housing units for the 1989-1996 planning period. However, since 1990, market constraints related to Southern California's depressed housing market and struggling economy have adversely affected Bellflower's housing production rates.



Policies

- . Encourage home ownership opportunities for lower income households.
- . Where feasible, eliminate barriers to the conversion of apartments, condominiums, and other rental units to owner occupied status.
- . Investigate and pursue programs and funding sources designed to maintain and/or improve the affordability of existing housing units to low and moderate income households.
- . Investigate the expansion of relocation assistance for renters displaced by condominium conversions.
- . Continue and expand the availability of rental assistance for local residents.
- . Encourage the production of a sufficient number of assisted and market rate large size housing units to meet reasonable projections for large size families.
- . Based on need, affordable elderly housing should be developed in the City.
- . Meet resident housing needs, to the maximum extent possible, with appropriate emphasis on the special needs of the elderly, handicapped, and disadvantaged population.
- . Support agencies and organizations that provide housing services to the homeless and those threatened by homelessness.
- . Ensure that all housing is available equally to all persons without restrictions based on race, color, ethnicity, religion, sex, national origin, or marital status.

Quantified Objectives

- . Achieve housing assistance for at least 10 percent of lower income households. This would result in the City of Bellflower assisting 977 lower income households during the present Housing Element planning period (1989-1996).
- . Serve 400 to 500 households receiving Section 8 certificates and vouchers.
- . On a yearly basis, beginning in Fiscal Year 1994, financially assist four non-profit public service agencies that provide emergency housing for the homeless and/or support services for those threatened with homelessness.
- . Through its anticipated "First Time Home Buyers Program" assist 10 to 20 first time home buyers per year in purchasing a home.

## 2.0 Implementation Programs

The purpose of this section is to present the housing implementation strategies for the City of Bellflower Housing Element. This section describes the activities the City has or will undertake to achieve the goals and policies outlined in Section 1.0 of this Element. The purpose of these actions is to improve the existing housing stock, promote housing growth and production where feasible, and meet the needs of all economic segments of the community.

### 2.1 Housing Improvement Program

The programs included in this section address issues of housing affordability, condition, quantity, and accessibility. The City of Bellflower intends to aggressively pursue limited State and Federal funding which will enhance its ability to encourage housing development. The City will use its regulatory powers to encourage the continued maintenance of housing, and will continue programs designed to improve existing units.

The seven-year housing improvement program is scheduled to be implemented during this Housing Element planning period (1989 to 1996). The housing improvement program focuses efforts in the following five categories: code enforcement; rehabilitation of the existing housing stock; redevelopment of existing neighborhoods; the preservation of existing single-family homes and neighborhoods; and, the provision of neighborhood public services and facilities.

The specific activities and/or resources which will be used to meet the housing improvement needs are described below.

#### 2.1.1 Code Enforcement and Community Conservation

Bellflower has an active code enforcement program dedicated to preserving and improving the environmental quality of the City. The City responds to citizen complaints regarding property maintenance, public safety, health, and zoning issues.

Between July 1, 1989 to December 31, 1993 approximately 400 violations were processed. Beginning in 1994, the City's code enforcement (for building, zoning, sign, and nuisance violations) changed from a reactive to a proactive program.

A primary concern of the City is unsightly property. Notification is delivered to property owners and/or tenants for accumulated refuse or debris, inoperative vehicles, front or side yard parking or storage of vehicles, and graffiti on fences.

A second concern is unauthorized rentals, often a result of the illegal conversion of garages to rental units. Illegal rentals may pose health and safety problems as the units may not be constructed or converted according to minimum health and safety standards.

The City will continue to work closely with the County of Los Angeles Department of Building and Safety in the administration and operation of its Rehabilitation Programs. Where code enforcement activities involve housing construction deficiencies it is staff's policy to inform the affected property owner of the available rehabilitation programs available to assist them with the funds to remedy the problem. The programs make funds available to low-income households for maintenance and rehabilitation. Violations for which loans may be appropriate include overgrown vegetation, unsightly residences, or other dilapidated conditions.

Funding Source:	Community Development Block Grant Funds
Responsible Agency:	Bellflower Community Development Department Bellflower Planning Department L.A. Co. Dept. of Building and Safety
Implementation:	On-going

#### 2.1.2 Housing Rehabilitation Program

This federally funded program provides low interest loans, rebates, deferred loans, and grants to low and moderate income households. Participants in the program must have a household income not exceeding 80 percent of median income for the area to meet eligibility requirements. Deferred loans are secured with a recorded lien on the property.

In the period between July 1989 to December 1993, 112 low and moderate income households utilized Bellflower's Housing Rehabilitation Program. Future CDBG funds are earmarked for this program and the City expects to assist 20 to 25 households per year.

Funding Source:	Community Development Block Grant Funds
Responsible Agency:	HUD - Los Angeles Regional Office Bellflower Community Development Department
Implementation:	On-going

#### 2.1.3 Energy Conservation

Section 25402.3 of the California Public Resources Code appropriates \$2 million to the California Department of Housing and Community Development (HCD) for energy conservation and rehabilitation of housing for low and very low income households. HCD will make these funds available to localities and non-profit sponsors. These monies may be used in conjunction with other rehabilitation programs to upgrade and preserve existing low and very low income rental housing. Currently the County of Los Angeles administers this program but the Bellflower Community Development Department will assist applicants on a referral basis.

Funding Source:	California Department of Housing and Community Development
Responsible Agency:	Bellflower Community Development Department.
Implementation:	On-going



The primary purpose of the City's Site Plan Review Process-Development Review Board is to ensure that new multiple or single family residential units and remodels and additions to existing units are designed and constructed in a quality manner. There is no charge for this City service. Further, this process helps to encourage design that promotes public convenience and prosperity, conserves property values and assures the most appropriate use of land.

Funding Source: City General Fund  
Responsible Agency: Bellflower Planning Department  
Implementation: On-going

#### 2.1.5 "Bellflower Looking Better" Neighborhood Improvement Program

The "Bellflower Looking Better" Clean Up Program targeted 12 neighborhoods for clean up and improvement. "Loaner" tools are available to residents and roll away dumpsters are provided free of charge. The program offers free "large item pick up", free inoperative vehicle removal, volunteer manpower and low interest loans, and "fix it" grants to eligible home owners to repair their homes. The program focuses on neighborhood pride and beautification.

Funding Source: Community Development Block Grant Funds  
City General Fund  
Contributions from the Private Sector  
Responsible Agency: Bellflower Community Development Department  
Bellflower Planning Department  
Implementation: On-going

#### 2.1.6 Waiving Certain Building Permit Fees

In an effort to encourage reinvestment in the community's residential structures, on October 27, 1992, the City of Bellflower waived plan review fees for the following minor building projects: re-roof of a single family residence; window change outs on a single family residence, where structural calculations are not required; and other such minor projects as determined by the Planning Director. (Reference: City Council Reso. 92-88)

Funding Source: City of Bellflower General Fund  
Responsible Agency: City of Bellflower Planning Department  
L.A. Dept. of Building and Safety  
Implementation: On-going

#### 2.1.7 Protection of Mobile Home Parks

The City of Bellflower has 41 mobile home parks that provide a total of 1,486 spaces. Many of the households within this facility are low and moderate income households. Unfortunately, many of the City's mobile home parks do not currently meet minimum health and safety standards. These standards are enforced by the State of California and its the City's goal to work closely with

State officials to correct the problems plaguing its mobile home parks. The use of appropriate CDBG and other funds should be maximized where possible to rehabilitate, improve, and upgrade individual mobile homes and the park sites.

Funding Source:	CDBG and other Funds
Responsible Agency:	Bellflower Community Development Department Bellflower Planning Department
Implementation:	On-going

## **2.2 Housing Production Program**

Home ownership in Bellflower and Los Angeles County is limited to those who have the funds for the required down payment and the income to support the current payment schedules. Based upon the cost of a median priced Bellflower home (\$157,000) in January 1994, a 20 percent down payment is \$31,400. Many first time buyers and others face the constraint of not having the ability to accumulate the necessary capital to enter the housing market. In addition, a buyer needs an annual household income of about \$50,000 to \$60,000 to qualify for a monthly payment of \$900 at a 30-year fixed interest rate of 7.5 percent. According to the California Association of Realtors, it is estimated that less than 20 percent of the County's households can qualify for a single family detached housing unit. Bellflower's housing is affordable. As of January 1994, the cost for a single family detached home in Bellflower was significantly less than the County average (\$157,000 as compared to \$218,000). Bellflower's good housing stock, close proximity to beaches, freeways, employment centers, and shopping are very attractive attributes for existing and potential homeowners. In addition, the community's good schools and parks all contribute to the City's list of amenities.

It is generally accepted that moderate to high income level housing will not receive most forms of housing assistance, except in the general form of encouragement and support of housing production in Bellflower. In addressing the needs of the low and very low income households, the City alone cannot provide the subsidies required to create housing for these income groups. Moreover, the recent cuts in Federal housing programs leave the City with fewer resources. However, the City of Bellflower will assist to the extent possible in providing incentives which encourage the production of housing to meet the needs of the low and very low income households, including those in the growing elderly population.

Wherever feasible, the City of Bellflower intends to implement several programs to encourage and promote housing production during the seven-year planning period of this Housing Element. Once built out, the City's existing residentially-zoned under utilized and vacant land will exceed the SCAG's Regional Housing Needs Assessment (RHNA) goal of 2,239. For this planning period (July 1, 1989 to December 1993), 457 units were produced. This represents a 20 percent achievement toward reaching the RHNA goal of 2,239. Since 1990, marked constraints related to Southern California's depressed housing market and struggling economy have adversely affected Bellflower's housing production rates. However, the City intends to make a concerted effort to produce new housing by utilizing the following programs.



### 2.2.1 "Granny Flats"/ Second Units

In Bellflower, "Granny Flats"/Second Units are permitted "by right" in the single family (R-1) zone. Subsection 19-4.4 of the City of Bellflower Zoning Ordinance permits an unlimited number of dwelling units per R-1 zoned parcel, provided there is at least 5,000 square feet of lot area per unit and on-site parking requirements are met.

The City of Bellflower has an adopted "Granny Flat"/Second Unit Ordinance (19-4.3). Through the conditional use permit (CUP) proces, this mechanism facilitates the development of "Granny Flats"/Second Units on R-1 zoned lots that have less than 5,000 square feet for a second unit.

Funding Source: None  
 Responsible Agency: City of Bellflower Planning Department  
 Implementation: On-going

### 2.2.2 Flexible Zoning Measures for Affordable Senior Housing Projects

Since 1988, four senior housing projects, which contain affordable units for lower income seniors, have been built (or approved) in Bellflower using zoning mechanisms to increase density and to reduce required open space, setback, and parking requirements. The majority of these units are occupied by Section 8 and lower income seniors.

As the table indicates, these projects have been built (or approved) at densities exceeding 104 units to the acre.

These projects, along with their existing densities, are listed in the following table:

Name	Location	Building Permit Final Date	Existing Density	# Of Units
Belmont Place (a)	9826-48 Belmont St.	July 13, 1988	104 units/acre	170
Ramona Senior Center (b)	9843 Ramona Street	November 18, 1986	110 units/acre	100
Bellflower Senior Center (c)	9919 Ramona Street	August 3, 1988	110 units/acre	50
Approved Senior Project (d)	9921 Ramona Street	Approved 1-11-93	110 units/acre	50

Source: City of Bellflower Building Permit Files, 1973-1993



- (a) Related City Planning and Zoning Applications: BV85-11, CU85-22
- (b) Related City Planning and Zoning Applications: CU84-29, BV84-11, BC84-4
- (c) Related City Planning and Zoning Applications: BV87-16, CV87-35, BV87-36
- (d) Related City Planning and Zoning Applications: CUP93-3, BV93-1, BV92-11

Funding Source: None  
Responsible Agency: City of Bellflower Planning Department  
Implementation: On-going

### 2.2.3 Density Bonus

Currently the City of Bellflower does not have a density bonus provision for multiple family residential projects. This task is planned for completion during July 1996.

In accordance with State Density Bonus Law (Government Code Section 65915 as amended by Chapter 842, Statutes of 1989, and Chapter 31, Statutes 1991) a local government shall grant a density bonus of at least 25 percent, and an additional incentive, or equivalent incentive(s), to a developer of a housing development who agrees to construct at least:

- a) 20% of the units for lower-income households; or
- b) 10% of the units for very-low income households; or
- c) 50% of the units for senior citizens

Funding Source: Private Developers  
Responsible Agency: Bellflower Planning Department  
Implementation: July 1996 January 1995, as part of the City's Comprehensive General Plan/Zoning Ordinance Update Program

### 2.2.4 Manufactured/Modular/Mobile Homes in Single-Family Zones

The City's zoning ordinance currently allows the development and placement of manufactured housing on single-family-zoned lots in accordance with Section 65852.3 of the California Government Code. As with all new residential development in the City of Bellflower, all proposals to develop or place a manufactured home on a residential lot must undergo a Site Plan Review Process. The review of the proposal is limited to the architectural appearance and compatibility of the structure's roof overhang, roofing material, and siding material. No additional permits are necessary per Section 65852.4 of the California Government Code if all other standards are met as they would relate to the development of a conventional home on the same lot.

City Planning and Community Development Department Staff will actively promote the use of manufactured/modular/mobile homes in its single-family zones by advertising this affordable housing alternative in it's local news paper ("Bellflower Today") and informing "would be" home

builders at the City's planning and zoning counter.

Funding Source:	City General Fund
Responsible Agency:	Bellflower Planning Department Bellflower Community Development Department
Implementation:	On-going

#### 2.2.5 Joint Venture With A Non-Profit Group to Produce Affordable Housing Units

The City of Bellflower is currently neegoating with the United Minority Contractors Association, Inc (UMCA) in a joint venture to produce 280 affordable housing units. UMCA is a 501 (c) 3 Non Profit Corporation that specializes in the empowerment of unemployed persons in the construction trades. UMCA is in the process of securing 85 percent of the project's financing from Great Pacific Securities and they need 15 percent involvement from the City in the form of tax exempt bonds. UMCA has identified the following three properties in Bellflower:

- 1) 15341-59 Woodruff Avenue
- 2) 17701-8119 Wadsworth Avenue
- 3) 16245 Lakewood Blvd

These three properties are currently financed through Fannie Mae loans and are facing foreclosure. The City of Bellflower is very interested in this program because it would add 280 "protected/longterm" low and moderate income housing units to its supply of affordable housing units. In particular, 96 of the units are larger (2 and 3 bedrooms) units. Bellflower has identified a need for affordable large units for the growing number of large lower income families in the City.

Funding Source:	Private Lending Institutions, Tax Exempt Bonds
Responsible Agency:	Bellflower Planning Department Bellflower Community Development Department
Implementation:	On-going

#### 2.2.6 Federal Low Income Housing Tax Credit

This housing program is authorized by the tax code rather than by housing legislation. The 1986 Tax Reform Act created this important and valuable tool for the production of low income rental housing. The Tax Credit provides a valuable incentive for investors, particularly corporations, to make equity investments in low income housing.

Under this provision, a tax credit can be claimed annually for ten years. To qualify for the credit, the owner of the housing project must either set aside at least 20 percent of the housing units for individuals with incomes of 50 percent or less of the area median income, or the owner must set aside at least 40 percent of the units to individuals with incomes of 60 percent or less of the area

median income, adjusted for family size. The rent charged for those units cannot exceed 30 percent of the qualifying income limitations adjusted for the size of the family occupying the unit. The project must meet the set-aside and rent requirements for a fifteen (15) year compliance term.

In its negotiations with developers, the City Staff will inform applicants of this incentive to construct affordable housing units. In addition, as part of its affordable housing strategies the City will include this program in the regular public information articles it publishes in the "Bellflower Today" newspaper.

Funding Source:	Federal Government Tax Credit
Responsible Agency:	Bellflower Community Development Department Bellflower Planning Department
Implementation:	On-going

#### 2.2.7 Ensure Availability of Adequate Sites for New Housing

As presented in Section 5.0, of the Background Technical Report (BTR), "Housing Opportunities", existing multiple family zoning designations and under utilized lots in the City provide an availability of sites that will allow the development of enough new housing units to satisfy and exceed the City's regional fair share allocation for new housing within the time frame of this Element. The Regional Housing Needs Assessment (RHNA) prepared by SCAG has identified a future housing need for Bellflower of 2,239 units to be developed over the Housing Element's seven year planning period (1989-1996). Combining the residential development potential on vacant, under utilized, surplus and non-residential lands, an estimated 2,300 additional units could be developed in the City.

Staff maintains a list of available vacant and under utilized residential sites within the City to assist developers of residential projects. In addition, through CDBG and General Fund Revenues, the City ensures that adequate public improvements are available to all sites within the City.

Funding Source:	City General Fund
Responsible Agency:	Bellflower Planning Department Bellflower Public Works Department
Implementation:	On-going

#### 2.2.8 California Low Income Housing Tax Credit

The State Low Income Housing Tax Credit program is modeled after its federal counterpart with some exceptions, the most important being:



1. The credit period under the State law is four years, and the amount of the credit for all projects (regardless of whether or not "federally" subsidized) will total 30 percent over the credit period.
2. The amount of return an investor in a low income housing project can receive is limited to a cumulative cash return of 8 percent on cash invested in the project. Any other net cash flow must be used to reduce the rents or increase the number of low income units. The Federal credit does not restrict the return an investor may receive.
3. The compliance period for the set aside and rent requirements is thirty (30) years (15 years longer than the federal compliance period).

Funding Source: State of California tax credit.  
 Responsible Agency: Bellflower Community Development Department  
 Bellflower Planning Department  
 Implementation: On-going

#### 2.2.9 Community Development Block Grant Funds

As has been demonstrated during past Housing Element planning periods, the City of Bellflower will continue to use CDBG funds (issued to it as an entitlement city) and Section 108 loan guarantees to assist in the production of citywide housing units. Past CDBG projects include construction of necessary infrastructure, such as streets, water and sewer lines, and street lights in the City's multiple-family zoned areas. These areas, which contain the City's only remaining vacant and developable sites, will be the main source of new multiple housing units.

Funding source: Community Development Block Grant Funds  
 Responsible Agency: Bellflower Community Development Department  
 Bellflower Planning Department  
 Bellflower Public Works Department  
 Implementation: On-going

#### 2.2.10 Development Standards For Affordable Housing Projects

The City of Bellflower is committed to assisting the development of affordable housing units. Past efforts include: reducing parking and set back requirements, increasing lot coverages, and waiving various permit fees. The City offers additional development incentives for quality senior and non-senior multiple family residential projects which provide 20 percent or more of the total units for lower income households. These incentives include increased densities and reduced or eliminated enclosed garage requirements.

Funding source: General Fund  
Responsible Agency: Bellflower Planning Department  
Community Development Department  
Implementation: On-going

### 2.3 Housing Assistance Program

The high cost of housing makes it difficult for many households to find safe, sanitary, and decent housing at levels that are within their income ranges. The City of Bellflower recognizes the need to provide assistance to lower income households so they may obtain decent housing. If affordable housing cannot be readily produced, then various subsidies are needed to allow residents to occupy the housing which is available.

A seven-year housing assistance program is outlined below. The program was designed considering such parameters as the mandates of federal and state housing legislation; the goals and policies of the City of Bellflower; and the programs and activities currently underway to assist with housing costs. The three primary categories of the housing assistance program are: (1) housing assistance in existing units; (2) housing assistance in new construction; and (3) the preservation of existing affordable units.

#### 2.3.1 Rental Assistance

Information obtained from the Los Angeles County Housing Authority indicates that, as of December 1993, a total of 545 cumulative Section 8 Certificates and Vouchers were issued to Bellflower residents. Based upon the County's available Section 8 funds and past trends and ratios, the goal to serve 400 to 500 households per year is realistic. As of December 1993, 927 households were on the waiting list for Section 8 assisted housing.

Funding Source: Community Development Block Grant Funds  
Responsible Agency: HUD - Los Angeles Regional Office  
Bellflower Community Development Department  
Implementation: On-going

#### 2.3.2 Fair Housing Program

The City utilizes the services of the Fair Housing Foundation of Long Beach to promote fair housing practices and to use their counseling services for tenant-landlord disputes and cases of alleged discrimination. The Foundation investigates and processes discrimination complaints and periodically tests for illegal housing practices.

In addition, the City publicizes fair housing and complaint referral in City publications and area newspapers.



Funding Source: Community Development Block Grant Funds  
Responsible Agency: Fair Housing Foundation of Long Beach  
Community Development Department  
Implementation: On-going

### 2.3.3 Senior Housing Program

The S-C-H Overlay Zone is available for use in the R-3 zone and permits up to 44 units per acre and allows for reduced on-site parking and setback requirements for senior housing projects.

Funding Source: City General Fund  
Responsible Agency: Bellflower Planning Department  
Bellflower Community Development Department.  
Implementation: On-going

### 2.3.4 Protection of Mobile Home Parks

The City of Bellflower has 41 mobile home parks that provide a total of 1,486 spaces. Many of the households within this facility are low and moderate income households. Unfortunately, many of the City's mobile home parks do not currently meet minimum health and safety standards. These standards are enforced by the State of California and its the City's goal to work closely with State officials to correct the problems plaguing its mobile home parks.

Funding Source: City General Fund  
Responsible Agency: State of California  
Bellflower Community Development Department  
Bellflower Planning Department  
Implementation: On-going

### 2.3.5 Preservation of Federally Subsidized Housing

The City currently has one 144 unit project Section 236(J)(1)/Section 202 housing project (Bellflower Friendship Manor, 9550 Oak Street). A non-profit corporation holds a 40-year, 7 percent loan of \$3,014,400 which was finalized on July 2, 1974. The non-profit did not chose to utilize its Section 8 Buy Out Option which became available October 25, 1992 and this facility is not at risk of to converting to non-market housing during the next 10 years.

Funding Source: HUD Section 236(J)(1)/Section 202  
Responsible Agency: Federal Department of Housing and Urban Development (HUD)



### 2.3.6 Establishment of the City of Bellflower Housing Authority

In June 1993, the Bellflower City Council created the Bellflower Housing Authority, and on December 13, 1993, they adopted authority by-laws. The City is currently waiting for final approval from HUD before it can activate its Housing Authority. With these actions, it is Bellflower's goal to better serve very low income households receiving Section 8 assistance. In addition, once the City's new Redevelopment Agency accrues set-aside funds, these resources, along with anticipated HOME funds can be used to assist lower income renter households.

Funding Source: Community Block Grant Funds; HOME Funds; RDA Set-Aside Funds  
Responsible Agency: Bellflower Community Development Department  
Implementation: Fiscal Year 1994-1995

### 2.3.7 Redevelopment Set-Aside Funds

The City's Redevelopment Agency is very new (created July 1, 1991) and, recently, the County of Los Angeles challenged the Plan. No tax increments are expected during this housing element planning period. It is anticipated this funding mechanism will serve the City's affordable housing program during the next housing element planning period.

Funding Source: RDA Set-Aside Funds  
Responsible Agency: Bellflower Community Development Department  
Implementation: Fiscal Year 1997

### 2.3.8 Creation of a "First Time Home Buyers Assistance Program"

As part of its 1994-1995 CDBG application, the City of Bellflower has allocated \$250,000 for a "First Time Home Buyers Assistance Program". This Program will assist 12 to 15 lower income households (households which have 80 percent or less of the County's median income) with the purchase of their first homes. Qualifying lower income households can obtain up to \$20,000 to assist them with their down payment, closing costs, and other related home-purchase expenses. The City will work with several area lenders who offer Community Reinvestment Act (CRA) home buyers programs to ensure that potential homebuyers are offered an "one stop"/streamlined home purchase experience. The loans will be secured by a second deed of trust and loan pay off will be deferred for 10 years. The City is in the process of designing a low interest mortgage option for loans in effect after 10 years. Once operational, the City intends to secure yearly funding for this program.

Funding Source: Community Block Grant Funds  
Responsible Agency: Bellflower Community Development Department  
Implementation: Fall (October) 1994



### 2.3.9 Zoning Code Amendments To Permit Emergency Shelters For The Homeless

Government Code Section 65583 requires all localities in their housing elements to identify and analyze existing and projected housing needs and to state their goals, policies, quantified objectives, and scheduled programs for the development of housing. State law requires local government to identify adequate sites which will be made through appropriate zoning and development standards to facilitate and encourage the development of emergency shelters and transitional housing. Based upon analyses contained in the Housing Element, it was determined that area sheltering agencies reported serving approximately 25 homeless Bellflower "residents". In an effort to shoulder its share of the responsibility and provide for the homeless within its boundaries, the City of Bellflower intends to include zoning provisions, through the conditional use permit process, for emergency (homeless shelters) in appropriate commercial zones.

Funding Source:	General Fund
Responsible Agency:	Bellflower Planning Department Community Development Department
Implementation:	January 1995, as part of the City's Comprehensive General Plan/Zoning Ordinance Update Program

### 2.3.10 Cold/Wet Weather Emergency Shelter Program

The City of Bellflower is participating the 1993-94 Los Angeles County Cold/Wet Weather Emergency Program. The City Council approved \$3,500 from the CDBG Public Services Program during December 1993 for this program. This program contracts out the operation of emergency shelters for homeless persons during cold or wet winter months. The contracted agency prepares several sites, usually armories or schools, to be used as shelters on evenings of inclement weather. Vans and buses pickup homeless persons at predesignated spots, and transport them to sites where they receive a meal and overnight shelter. The vans return the persons to the pick-up site in the morning.

Funding source:	Community Development Block Grant Funds
Responsible Agency	Bellflower Community Development Department Bellflower Planning Department
Implementation:	On-going

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